

Ownership Description	Assessment Summary																																																																																				
<b>Name:</b> BEST WESTSIDE PROPERTIES LLC 3118 GRANVILLE AVE LOS ANGELES CA 90066 <b>Subd.:</b> 07520 ROSE HILL OUTLOTS <b>S-T-R:</b> 09-16-30 <b>Acres:</b> 0.288 <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 716 B W CLEVELAND ST <b>Legal:</b> PT NE SW 0.288 AC FURTHER DESCRIBED FROM 2021-49878 AS: Part of the NE of the SW of Section 9, T16N, R30W in Washington County, Arkansas and being described as follows: Commencing at the SW corner of said NE, SW, thence S 87°30'05" E 463.90 feet, thence	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>183,750</td> <td>36,750</td> <td>105,000</td> <td>21,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>804,500</td> <td>160,900</td> <td>698,850</td> <td>139,770</td> </tr> <tr> <td><b>Total</b></td> <td>988,250</td> <td>197,650</td> <td>803,850</td> <td>160,770</td> </tr> </table>	<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	183,750	36,750	105,000	21,000	<b>Bldgs</b>	804,500	160,900	698,850	139,770	<b>Total</b>	988,250	197,650	803,850	160,770																																																																
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<b>Type:</b> RI Res.Impr <b>Taxable:</b> N No Adj <b>Neigh:</b> FYUNIV <b>Owner:</b> 851710 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> <b>City:</b> FAYETTEVILLE <b>Map:</b> 444 <b>Old PID:</b> 143708-000-00	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>8/26/2025</td> <td>BRS</td> <td>HC</td> <td>183,750</td> <td>804,500</td> <td>988,250</td> </tr> <tr> <td colspan="6">NO CHANGE</td> </tr> <tr> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>183,750</td> <td>804,500</td> <td>988,250</td> </tr> <tr> <td colspan="6">2023 REAPPRAISAL</td> </tr> <tr> <td>7/8/2020</td> <td>JJC</td> <td>IN</td> <td>105,000</td> <td>698,850</td> <td>803,850</td> </tr> <tr> <td colspan="6">CORRECTED SQFT</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>105,000</td> <td>620,900</td> <td>725,900</td> </tr> <tr> <td colspan="6">2020 REAPPRAISAL</td> </tr> <tr> <td>5/7/2019</td> <td>JEB</td> <td>BP</td> <td>51,750</td> <td></td> <td>51,750</td> </tr> <tr> <td colspan="6">FOR 2019: REMOVED IMPROVEMENTS</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>51,750</td> <td>82,500</td> <td>134,250</td> </tr> <tr> <td colspan="6">2015 REAPPRAISAL</td> </tr> </tbody> </table>	Review Record						Date	By	Reason	Land	Buildings	Total	8/26/2025	BRS	HC	183,750	804,500	988,250	NO CHANGE						7/7/2023	MDH	RV	183,750	804,500	988,250	2023 REAPPRAISAL						7/8/2020	JJC	IN	105,000	698,850	803,850	CORRECTED SQFT						7/6/2020	MDH	RV	105,000	620,900	725,900	2020 REAPPRAISAL						5/7/2019	JEB	BP	51,750		51,750	FOR 2019: REMOVED IMPROVEMENTS						7/5/2015	MDH	RV	51,750	82,500	134,250	2015 REAPPRAISAL					
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Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
8/15/2018	211,907	NC New Cons	FOR 2020: NSFR 100% COMPLETE. 4/8/20 AST
8/15/2018	416,944	NC New Cons	FOR 2020: DUPLEX 100% COMPLETE. 4/8/20 AST
4/26/2018	12,000	DM Demolit	FOR 2019 DEMO OF DWG & ALL IMPS COMPLETE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/29/2021	2021-49878		1,171,875	WD	BEST WESTSIDE PROPERTIES LLC	DCM 1-4-2022
10/4/2017	2017-30940			RD	HAKEN FAYETTEVILLE DEVELOPMENT LLRNL	11-12-17 NO REV
9/25/2017	2017-29559		225,000	WD	HAKEN FAYETTEVILLE DEVELOPMENT LLD	DCM 9-27-2017
9/20/2017	2017-29980			SV	SHARP, STEVEN P	RNL 10-3-17 NO REV

Land Record														
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS	
HL		1.000	1.000		.000	175000.00		S	-45	L	50	183,750		
			0.000			0.00								



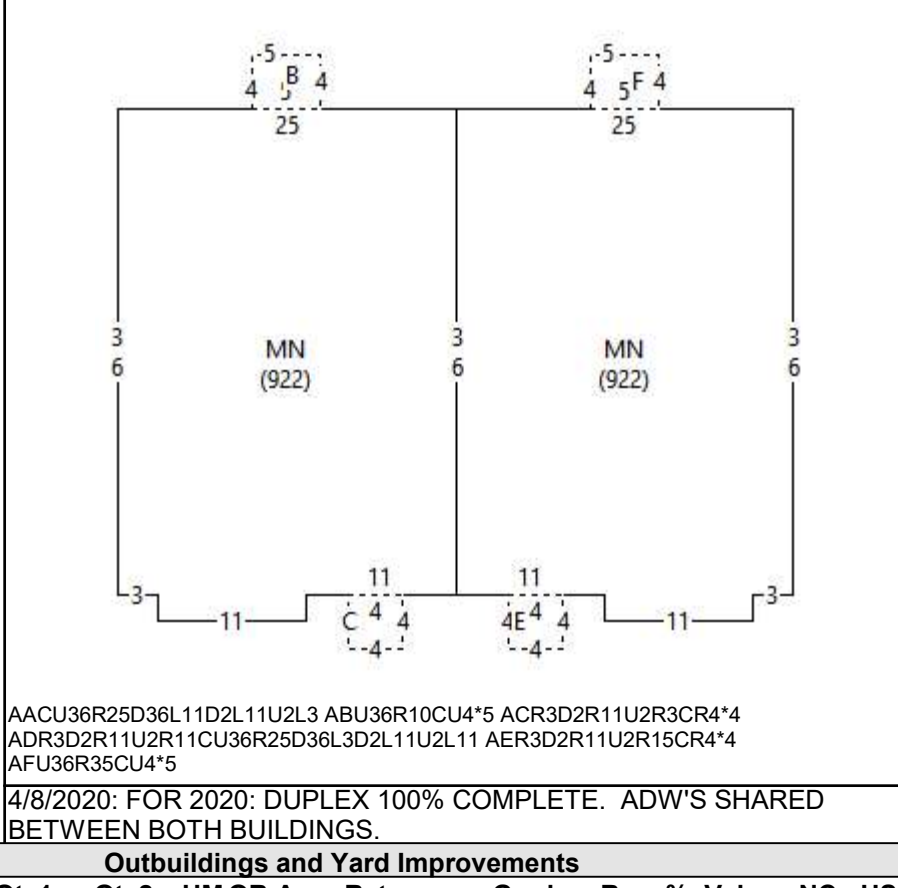
**Total:** 183,750

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	TWO FrameStd	1,844	3,688	3+10	4	2019		A	488,719	97	474,057			474,057		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													5,975			
<b>Total</b>													480,050			

Ext Wall	Roof Type	Sketch Area	Building Computation
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- STANDARD**
- Low Cost
- Standard
- Comb M/F
- MasonVen
- Other
- Foundation**
- Open Pier
- Closed Pier
- Slab
- Other
- Floor Struct**
- Wood SubF
- Elev Slab
- Slab Grade
- Other
- Insulation**
- Floor
- Wall
- Ceiling
- Heat/Cool**
- None
- Hot Air/F
- F/W Furn
- Central
- Elec Base
- Elec Ceil
- Other
- Floor Cover**
- None
- Softwood
- HW Sheath
- HW Parq
- Linoleum
- CarpetTile
- Cer Tile
- Stone
- Other
- Basement**
- Unfinished
- Finished
- Fin Part

- Hip
- Mansard
- Gambrel
- Arched
- Gable
- Flat
- Dormer
- HipGable
- Other
- Roof Cover**
- Asp Shing
- Fib Shing
- Wd Shing
- Wd Shakes
- Clay/Slate
- GalvAlum
- Other
- Plumbing**
- Full 8
- Half 2
- Extra
- Fireplaces**
- Type
- Count



Base Price			29.96			
+/- Grade	1.100					
Story Hgt Factor	.879					
Grade Adj Factor	1.000					
Composite Factor		.967				
Adj Price per SF			28.97			
Total Base SF			3,688			
Base Value			106,841			
<b>Adjustments to Base</b>						
<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>			
Foundation	1,844					
Floor Structure	1,844					
Ins Floor						
Ins Wall						
Ins Ceiling						
Heat & Cool	3,688	3.07	11,322			
Floor Cover	3,688	1.78	6,565			
Roof Cover	1,844					
Plumbing	22	632.00	13,904			
Fireplace						
Basement						
<b>Base Structure and Additive Items</b>						
<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>
A MN	922	29.96	.967	53,421		
B OP	20	13.92	1.000	278		
C OP	16	13.92	1.000	223		
D MN	922	29.96	.967	26,710		
E OP	16	13.92	1.000	223		
F OP	20	13.92	1.000	278		
G 1+	922	29.96	.967	26,710		
Total of Above						139,634
Market Adjustment						3,500
Total Structure RCN						488,719

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
WF6		188					9.36	1.000	97	1,707		
<b>Total</b>											1,707	

Inspected: BRS 11/22/2021 Contact: PI

Revisited: JJC 11/22/2021 Int.Est?:

Entered: CDS 2/16/2022 Sk. File:

Printed: 8/26/2025 Status: