

Ownership Description				Assessment Summary																							
Name: TROUT RIVER HOLDINGS LLC 1200 SOUTHFORK LN FORT SMITH AR 72916-4054 Subd.: 08227 TOWNE WEST S/D PH III-IV S-T-R: 13-16-31 Acres: 0.11 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1070 S BENCHMARK LN Legal:				Type: RI Res.Impr Taxable: NF No-Full Neigh: FY1631W Owner: 937473 Status: P25 Tax Status: AC Block: Lot: 315 City: FAYETTEVILLE Map: Old PID: 765-22366-704		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>75,000</td> <td>15,000</td> <td>37,500</td> <td>7,500</td> </tr> <tr> <td>Bldgs</td> <td>581,300</td> <td>116,260</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>656,300</td> <td>131,260</td> <td>37,500</td> <td>7,500</td> </tr> </table>		Year	2025	20%	2023	20%	Land	75,000	15,000	37,500	7,500	Bldgs	581,300	116,260			Total	656,300	131,260	37,500	7,500
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				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				6/24/2025	JJC	BP	75,000	581,300	656,300																		
				NEW DUPLEX FOR 2025																							
				4/29/2025	KNM	IN	75,000		75,000																		
				FOR 2025 REMOVED DD DUE TO SALE																							
				7/7/2023	MDH	RV	37,500		37,500																		
				2023 REAPPRAISAL																							
				7/7/2022	JJC	BP	25,000		25,000																		
				FOR 2022: NEW S/D																							
				4/18/2022	DMC	SP																					
				FOR 2022: NEW S/D PER S/D PLAT TOWNE WEST S/D PH III-IV 24A-380. ALL ACREAGE FROM 765-22366-704																							

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 checked="" type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input checked="" type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input 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 checked="" type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
2/21/2024	758,395	NC New Cons	FOR 2024 DUPLEX 100% COMPLETE 6/24/25 JJC // R26

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/20/2024	2024-33699		683,000	WD	TROUT RIVER HOLDINGS LLC	JBF 12-31-2024 // Imported from Just Appraised
12/7/2021	2021-47219			WD	TITAN TW LLC	WGO 04/20/2022 NO REV
12/7/2021	2021-47097		2,380,000	WD	TITAN TW LLC	WGO 04/20/2022
12/22/2019	2019-36786			AF	TOWNE WEST RESIDENCES LLC	DMC FOR 2022: NEW S/D PER S/D PLAT TOWNE WEST S/D PH

Land Record										765/765-32987-000			
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000		.000	100000.00		O	-25		75,000	50	
											0.11 AC		



