

Ownership Description	Assessment Summary																																																																						
Name: 18649 SADDLE SHOP LANE LLC 18649 SADDLE SHOP LN SPRINGDALE AR 72764 Subd.: 172806 06-17-28 S-T-R: 06-17-28 Acres: 2.37 T.D.: 500 SPRINGDALE SCH, RURAL Location: 18649 SADDLE SHOP (WC 383) LN Legal: PT W/2 SW 2.37 AC FURTHER DESCRIBED FROM 2015-26791 AS: Part of the W 1/2 of the SW 1/4 of Section 6, in Township 17 North of Range 28 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Commencing at the NE corner	<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>159,250</td> <td>31,850</td> <td>134,250</td> <td>26,850</td> </tr> <tr> <td>Bldgs</td> <td>2,022,350</td> <td>404,470</td> <td>569,100</td> <td>113,820</td> </tr> <tr> <td>Total</td> <td>2,181,600</td> <td>436,320</td> <td>703,350</td> <td>140,670</td> </tr> </table>	Year	2025	20%	2023	20%	Land	159,250	31,850	134,250	26,850	Bldgs	2,022,350	404,470	569,100	113,820	Total	2,181,600	436,320	703,350	140,670																																																		
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Type: RI Res.Impr Taxable: N No Adj Neigh: LK1728 Owner: 777371 Status: P25 Tax Status: Block: Lot: City: RURAL Map: Old PID: 001-13711-004	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>9/4/2025</td> <td>BRS</td> <td>HC</td> <td>159,250</td> <td>2,022,350 2,181,600</td> </tr> <tr> <td colspan="5">NO CHANGE</td> </tr> <tr> <td>6/9/2025</td> <td>MDH</td> <td>BP</td> <td>159,250</td> <td>2,022,350 2,181,600</td> </tr> <tr> <td colspan="5">DWG REMODELED</td> </tr> <tr> <td>6/23/2023</td> <td>MDH</td> <td>RV</td> <td>134,250</td> <td>569,100 703,350</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>100,700</td> <td>304,000 404,700</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>75,700</td> <td>291,800 367,500</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>6/27/2013</td> <td>JEB</td> <td>BP</td> <td>38,300</td> <td>278,900 317,200</td> </tr> <tr> <td colspan="5">DWELLING 100% COMPLETE</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	9/4/2025	BRS	HC	159,250	2,022,350 2,181,600	NO CHANGE					6/9/2025	MDH	BP	159,250	2,022,350 2,181,600	DWG REMODELED					6/23/2023	MDH	RV	134,250	569,100 703,350	2023 REAPPRAISAL					7/6/2020	MDH	RV	100,700	304,000 404,700	2020 REAPPRAISAL					7/5/2015	MDH	RV	75,700	291,800 367,500	2015 REAPPRAISAL					6/27/2013	JEB	BP	38,300	278,900 317,200	DWELLING 100% COMPLETE				
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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 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 checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/14/2024		HD House Diff	HD25 - FOR 2025 COMPLETE REMODEL 100%
10/12/2009		NC New Cons	FOR 2013: APPEARS 100% COMPLETE - UNABLE TO
3/2/2009		NC New Cons	NEW DWG 2010, PER MRS DWG LESS THAN 50%

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/13/2023	2023-19556			SV	18649 SADDLE SHOP LANE LLC	RNL 8-1-23 NO REV
6/1/2022	2022-18660			AF	18649 SADDLE SHOP LANE LLC	DCM 6-3-2022 NO REV
3/1/2019	2019-6325		350,000	WD	18649 SADDLE SHOP LANE LLC	RNL 3-11-19
9/17/2015	2015-26791		325,000	WD	BENNETT, SOLOMON F III	NLB 9-28-15

Land Record											001/001-13711-005		
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					100,000		
						0.00							
2	AC	1.000	1.000		.000	100000.00	E		-25	-25	50,000		
						0.00							
3	AC	0.370	0.370		.000	100000.00	E		-50	-25	9,250		
						0.00							



REMOVED ADJUSTMENT FROM HOUSELOT

Total: 159,250

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	4,746	9,424	2+25	13	2010	2024	A	2,354,458	850	2,001,293			2,001,293	71	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													21,055			
Total													2,022,350			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																				
<input type="checkbox"/> METAL <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input type="checkbox"/> CarpetTile <input type="checkbox"/> Cer Tile <input type="checkbox"/> Stone <input checked="" type="checkbox"/> ConcFinish Basement <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input checked="" type="checkbox"/> Shed Roof Cover <input type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input checked="" type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 6 Half 1 Extra Fireplaces Type 1SF Count 1	<p>AACU46R76D70L42U24L34 ABCR34*24 ACR34D24CR22*11 ADR34D24R42CU70*21 AEU46R8CXU10R15XU8R52D8XR16D10XL83 AFR34D35CR22*22</p> <p>5/9/2025: HD25 - FOR 2025 COMPLETE REMODEL 100% COMPLETE (SEE FLYER). ADJ DWG GRADE & REL. OP 11X26 ON 1+. FLOORC IS</p>	Base Price 28.35 +/- Grade 1.250 Story Hgt Factor .928 Grade Adj Factor 1.450 Composite Factor 1.682 Adj Price per SF 47.68 Total Base SF 9,424 Base Value 449,336 Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>4,746</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>4,746</td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td></tr> <tr><td>Heat & Cool</td><td>9,424</td><td>3.59</td><td>33,832</td></tr> <tr><td>Floor Cover</td><td>4,746</td><td>2.36</td><td>11,201</td></tr> <tr><td>Roof Cover</td><td>6,046</td><td>.75</td><td>4,535</td></tr> <tr><td>Plumbing</td><td>9</td><td>829.00</td><td>7,461</td></tr> <tr><td>Fireplace</td><td>1</td><td>1692.00</td><td>1,692</td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC H</td><td>4678</td><td>4.47</td><td>20,911</td></tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	4,746			Floor Structure	4,746			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	9,424	3.59	33,832	Floor Cover	4,746	2.36	11,201	Roof Cover	6,046	.75	4,535	Plumbing	9	829.00	7,461	Fireplace	1	1692.00	1,692	Basement				FLOORC H	4678	4.47	20,911
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Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		25	50				2.25	1.000	85	2,391		
CDW		26	38				2.25	1.000	85	1,890		
CDW		16	22			2024	2.25	1.000	85	673		

Base Structure and Additive Items						
Item	Area	Rate	Factor	REL	Total	NC HS
A MN	4504	28.35	1.682		214,751	
B FFA	816	13.89	1.195		13,546	
C MN	242	28.35	1.682		11,539	
D PS	1470	1.74	1.130		2,896	
E PS	1091	1.74	1.130		2,149	
F CP	484	5.16	1.130		2,822	
G 1+	4678	28.35	1.682		223,047	
H OP	286	10.56	1.195		3,609	
Total of Above					553,990	
Market Adjustment					4,250	
Total Structure RCN					2,354,458	

Inspected: JJC	8/31/2021	Contact: PI
Revisited:		Int.Est?:
Entered: CDS	10/22/2021	Sk. File:
Printed: 9/4/2025		Status: P25