

**Ownership Description** **Assessment Summary**

**Name:** RUTH, ALBERT & SARVER, AMY  
 3103 VALLEY VIEW DR  
 SPRINGDALE AR 72762-6729  
**Subd.:** 01145 10-17-30 SPRINGDALE OUTLOTS, WEST  
**S-T-R:** 10-17-30 **Acres:** 2.018  
**T.D.:** 501 SPRINGDALE SCH, SPG  
**Location:** 3103 VALLEY VIEW DR  
**Legal:** PT W/2 SW 2.018 AC FURTHER DESCRIBED FROM 2016-29381:  
 Part of the West of the SW of Section 10, Township 17 North, Range 30 West, Washington County, Arkansas, described as follows:  
 Beginning at the NE corner of the SW of the SW of said Section, and

**Type:** RI Res.Impr  
**Taxable:** VF Ver-Full  
**Neigh:** SDROL2  
**Owner:** 922568  
**Status:** **Tax Status:**  
**Block:** **Lot:**  
**City:** SPRINGDALE  
**Map:** 6 7  
**Old PID:** 001-16321-100

| Year         | 2023      | 20%     | 2022      | 20%     |
|--------------|-----------|---------|-----------|---------|
| <b>Land</b>  | 149,500   | 29,900  | 72,750    | 14,550  |
| <b>Bldgs</b> | 1,193,750 | 238,750 | 949,900   | 189,980 |
| <b>Total</b> | 1,343,250 | 268,650 | 1,022,650 | 204,530 |

**Review Record**

| Date             | By  | Reason | Land    | Buildings | Total     |
|------------------|-----|--------|---------|-----------|-----------|
| 7/3/2023         | MDH | RV     | 149,500 | 1,193,750 | 1,343,250 |
| 2023 REAPPRAISAL |     |        |         |           |           |
| 7/6/2020         | MDH | RV     | 72,750  | 949,900   | 1,022,650 |
| 2020 REAPPRAISAL |     |        |         |           |           |
| 7/5/2015         | MDH | RV     | 57,750  | 755,850   | 813,600   |
| 2015 REAPPRAISAL |     |        |         |           |           |
| 7/6/2010         | MDH | RV     | 70,650  | 749,900   | 820,550   |
| 2010 REAPPRAISAL |     |        |         |           |           |
| 2/26/2008        | MDH | BP     | 70,000  | 936,950   | 1,006,950 |
| DWG 100%         |     |        |         |           |           |
| 6/21/2007        | MDH | RV     | 70,000  |           | 70,000    |

| 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  |
|------------|--------|-------------|---|
| 10/19/2011 |        | AO Add on   | STORM SHELTER                                 |
| 10/19/2011 |        | RM Remod    | FOR 2012: ADDED STORM SHELTER LOCATED IN MFB. |
| 6/12/2007  |        | NC New Cons | FOR 2008: NSFR 100% COMPLETE - MAT.           |

**Ownership Record**

| Date      | Book       | Page/Inst# | Amount    | Type | Grantee                    | Remarks                                       |
|-----------|------------|------------|-----------|------|----------------------------|---|
| 6/21/2024 | 2024-15693 |            | 1,325,000 | WD   | RUTH, ALBERT & SARVER, AMY | DCM 6-27-2024 // Imported from Just Appraised |
| 9/30/2020 | 2023-18363 |            |           | QC   | DICKERSON, ROBERT J        | DECLARATION OF RNL 7-20-23 NO REV             |
| 9/30/2020 | 2020-36001 |            |           | CT   | SMITH, SCOTT D (CONT)      | DCM 10-7-2020 NO REV                          |
| 3/15/2018 | 2018-8341  |            |           | CL   | DICKERSON, ROBERT J        | DECLARATION OF JRC 3-26-2017                  |

**Land Record** 815/815-29126-230

| Sub | PT | Size/Front | Size Pri/Sec | Depth | Adj  | Rate     | Pri/Sec | O | Adj1 | %   | Adj2 | % | Value      | NC | HS |
|-----|----|------------|--------------|-------|------|----------|---------|---|------|-----|------|---|------------|----|----|
| HL  |    | 1.000      | 1.000        |       | .000 | 85000.00 |         |   |      |     |      |   | 85,000     |    |    |
|     |    |            |              |       |      |          |         |   |      |     |      |   | 2.018 ACES |    |    |
| AC  |    | 1.000      | 1.000        |       | .000 | 85000.00 |         |   | E    | -25 |      |   | 63,750     |    |    |
|     |    |            |              |       |      |          |         |   |      |     |      |   | 0.00       |    |    |
| AC  |    | 0.018      | 0.018        |       | .000 | 85000.00 |         |   | E    | -50 |      |   | 765        |    |    |
|     |    |            |              |       |      |          |         |   |      |     |      |   | 0.00       |    |    |



**Total:** 149,500

| Occupancy   | Construction | 1st Flr | Total Liv | Grade | Age | YC   | YR | Cond | Replace   | Rem % | Physical  | Functional | External  | Actual    | NC | HS |
|---|--------------|---------|-----------|-------|-----|------|----|------|-----------|-------|-----------|------------|-----------|-----------|----|----|
| SingleF   | ONE+MasonVen | 4,156   | 7,500     | 2+15  | 16  | 2007 |    | A    | 1,445,727 | 86    | 1,239,197 | O          | 10        | 1,115,277 |    |    |
| OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives) |              |         |           |       |     |      |    |      |           |       |           |            | 74,766    |           |    |    |
| <b>Total</b>  |              |         |           |       |     |      |    |      |           |       |           |            | 1,193,750 |           |    |    |

| Ext Wall                                      | Roof Type                                     | Sketch Area                              | Building Computation       |                 |                   |              |           |           |
|---|---|--|----------------------------|-----------------|-------------------|--------------|-----------|-----------|
| MASONVEN                                      | <input checked="" type="checkbox"/> Hip       |  | Base Price                 |                 |                   | 29.68        |           |           |
| <input type="checkbox"/> Low Cost             | <input type="checkbox"/> Mansard              |  | +/- Grade                  | 1.150           |                   |              |           |           |
| <input type="checkbox"/> Standard             | <input type="checkbox"/> Gambrel              |  | Story Hgt Factor           | .928            |                   |              |           |           |
| <input type="checkbox"/> Comb M/F             | <input type="checkbox"/> Arched               |  | Grade Adj Factor           | 1.450           |                   |              |           |           |
| <input checked="" type="checkbox"/> MasonVen  | <input type="checkbox"/> Gable                |  | Composite Factor           |                 | 1.547             |              |           |           |
| <input type="checkbox"/> Other                | <input type="checkbox"/> Flat                 |  | Adj Price per SF           |                 | 45.91             |              |           |           |
| <b>Foundation</b>                             |   |  | Total Base SF              |                 | 7,500             |              |           |           |
| <input type="checkbox"/> Open Pier            | <input type="checkbox"/> HipGable             |  | Base Value                 |                 | 344,325           |              |           |           |
| <input type="checkbox"/> Closed Pier          | <input type="checkbox"/> Other                |  | <b>Adjustments to Base</b> |                 |                   |              |           |           |
| <input checked="" type="checkbox"/> Slab      | <b>Roof Cover</b>                             |  | <b>Item</b>                | <b>S.F./Qty</b> | <b>Rate</b>       | <b>Total</b> |           |           |
| <input type="checkbox"/> Other                | <input type="checkbox"/> Asp Shing            | Foundation                               | 4,156                      |                 |                   |              |           |           |
| <b>Floor Struct</b>                           |   | Floor Structure                          | 4,156                      |                 |                   |              |           |           |
| <input type="checkbox"/> Wood SubF            | <input checked="" type="checkbox"/> Fib Shing | Ins Floor                                |                            |                 |                   |              |           |           |
| <input checked="" type="checkbox"/> Elev Slab | <input type="checkbox"/> Wd Shing             | Ins Wall                                 |                            |                 |                   |              |           |           |
| <input type="checkbox"/> Slab Grade           | <input type="checkbox"/> Wd Shakes            | Ins Ceiling                              |                            |                 |                   |              |           |           |
| <input type="checkbox"/> Other                | <input type="checkbox"/> Clay/Slate           | Heat & Cool                              | 7,500                      | 3.59            | 26,925            |              |           |           |
| <b>Insulation</b>                             |   | Floor Cover                              | 5,250                      | 4.47            | 23,468            |              |           |           |
| <input type="checkbox"/> Floor                | <b>Plumbing</b>                               | Roof Cover                               | 4,156                      |                 |                   |              |           |           |
| <input checked="" type="checkbox"/> Wall      | Full 6  | Plumbing                                 | 9                          | 829.00          | 7,461             |              |           |           |
| <input checked="" type="checkbox"/> Ceiling   | Half 1  | Fireplace                                | 1                          | 2356.00         | 2,356             |              |           |           |
| <b>Heat/Cool</b>                              |   | Basement                                 |                            |                 |                   |              |           |           |
| <input type="checkbox"/> None                 | Extra   | FLOORC T                                 | 1500                       | 6.41            | 9,615             |              |           |           |
| <input type="checkbox"/> Hot Air/F            | <b>Fireplaces</b>                             | FLOORC C                                 | 750                        | 2.36            | 1,770             |              |           |           |
| <input type="checkbox"/> F/W Furn             | Type 1SG                                      | FRPL 1SF                                 | 2                          | 1692.00         | 3,384             |              |           |           |
| <input checked="" type="checkbox"/> Central   | Count 1                                       | <b>Base Structure and Additive Items</b> |                            |                 |                   |              |           |           |
| <input type="checkbox"/> Elec Base            |   | <b>Item</b>                              | <b>Area</b>                | <b>Rate</b>     | <b>Factor REL</b> | <b>Total</b> | <b>NC</b> | <b>HS</b> |
| <input type="checkbox"/> Elec Ceil            |   | A MN                                     | 4156                       | 29.68           | 1.547             | 190,802      |           |           |
| <input type="checkbox"/> Other                |   | B CP                                     | 386                        | 5.35            | 1.130             | 2,335        |           |           |
| <b>Floor Cover</b>                            |   | C MFB                                    | 962                        | 11.37           | 1.195             | 13,074       |           |           |
| <input type="checkbox"/> None                 | SPGA  | D MFA                                    | 294                        | 18.11           | 1.195             | 6,362        |           |           |
| <input type="checkbox"/> Softwood             | HT  | E OP                                     | 40                         | 12.85           | 1.195             | 614          |           |           |
| <input checked="" type="checkbox"/> HW Sheath | CDW   | F OP                                     | 220                        | 10.81           | 1.195             | 2,842        |           |           |
| <input type="checkbox"/> HW Parq              | CDW   | G PS                                     | 138                        | 1.97            | 1.130             | 308          |           |           |
| <input type="checkbox"/> Linoleum             | CDW   | H 1+                                     | 3344                       | 29.68           | 1.547             | 153,523      |           |           |
| <input type="checkbox"/> CarpetTile           | CDW   | Total of Above                           |                            |                 |                   | 444,839      |           |           |
| <input type="checkbox"/> Cer Tile             | ADW   | Market Adjustment                        |                            |                 |                   | 3,250        |           |           |
| <input type="checkbox"/> Stone                | MW  | Total Structure RCN                      |                            |                 |                   | 1,445,727    |           |           |
| <input type="checkbox"/> Other                | MW  | Inspected: BRS 11/29/2022                |                            |                 |                   | Contact: PI  |           |           |
| <b>Basement</b>                               |   | Revisited:                               |                            |                 |                   | Int.Est?:    |           |           |
| <input type="checkbox"/> Unfinished           | WF6   | Entered: CHB 12/12/2022                  |                            |                 |                   | Sk. File:    |           |           |
| <input type="checkbox"/> Finished             |   | Printed: 9/4/2025                        |                            |                 |                   | Status:      |           |           |
| <input type="checkbox"/> Fin Part             |   |  |                            |                 |                   |              |           |           |
| <b>Total</b>                                  |   |  |                            |                 |                   |              |           |           |

AACU54R10U1XU4R4XR5XR4D4XD1R2D10R22U10XU5R4XR6U18R47D10L14D21L27D22  
 XL12D19XL5D3L23D3L15U1L8  
 ABR8D1R15U3R23U3R5CXU19R12XXR14D10XXD19L12XXL14U10X  
 4/12/2012: FOR 2012: ADDED STORM SHELTER LOCATED IN MFB.

**Outbuildings and Yard Improvements**

| Item         | Type | Qty1 | Qty2 | UM | QR | Age | Rate   | Grade | Rem % | Value  | NC | HS |
|--------------|------|------|------|----|----|-----|--------|-------|-------|--------|----|----|
| SPGA         |      | 19   | 27   |    |    |     | 109.50 | 1.000 | 500   | 5,037  |    |    |
| HT           |      | 1    |      |    |    |     | .00N   | 1.000 |       |        |    |    |
| CDW          |      | 21   | 24   |    |    |     | 2.25   | 1.000 | 86    | 975    |    |    |
| CDW          |      | 21   | 47   |    |    |     | 2.25   | 1.000 | 86    | 1,910  |    |    |
| CDW          |      | 15   | 28   |    |    |     | 2.25   | 1.000 | 86    | 813    |    |    |
| CDW          |      | 12   | 14   |    |    |     | 2.25   | 1.000 | 86    | 325    |    |    |
| CDW          |      | 25   | 44   |    |    |     | 2.25   | 1.000 | 86    | 2,129  |    |    |
| ADW          |      | 14   | 408  |    |    |     | 1.52   | 1.000 | 86    | 7,467  |    |    |
| MW           |      | 5    | 10   |    |    |     | 12.20  | 1.000 | 86    | 525    |    |    |
| MW           |      | 4    | 10   | 2  |    |     | 12.20  | 1.000 | 86    | 840    |    |    |
| SS           |      |      |      |    |    |     | .00N   | 1.000 |       |        |    |    |
| WF6          |      | 620  |      |    |    |     | 10.39  | 1.000 | 86    | 5,540  |    |    |
| <b>Total</b> |      |      |      |    |    |     |        |       |       | 25,561 |    |    |