

Ownership Description				Assessment Summary			
Name: VRIEZE, CALEN & LAUREN 17793 BLUFFVIEW DR SPRINGDALE AR 72764-9293 Subd.: 00520 VILLAGE ESTATES S-T-R: 14-17-29 Acres: T.D.: 500 SPRINGDALE SCH, RURAL Location: 17793 BLUFF VIEW (WC 2502) DR Legal: VILLAGE ESTATES PHASE IIA "THE BLUFFS"				Type: RI Res.Impr Taxable: VF Ver-Full Neigh: LK1729 Owner: 920315 Status: Block: City: RURAL Map: Old PID: 520-02548/9/50/1/63		Year 2023 20% 2022 20 % Land 119,500 23,900 94,600 18,920 Bldgs 1,220,050 244,010 648,100 129,620 Total 1,339,550 267,910 742,700 148,540	
Review Record							
Date		By		Reason		Land Buildings Total	
6/23/2023		MDH		RV		119,500 1,220,050 1,339,550	
2023 REAPPRAISAL							
7/6/2020		MDH		RV		94,600 648,100 742,700	
2020 REAPPRAISAL							
7/5/2015		MDH		RV		52,500 576,300 628,800	
2015 REAPPRAISAL							
7/6/2010		MDH		RV		61,500 449,750 511,250	
2010 REAPPRAISAL							
7/23/2008		JEB		HC		60,000 550,750 610,750	
ADJUSTED DWG MSMT'S, CHANGED LLLA TO							
FIN/PART BSMT, & ADDED ONE PLUS PER ON SITE							
7/30/2008		SLB		IN		60,000 550,750 610,750	
FOR 2007: MADE THE SAME SQ FT ADJUSTMENTS							
THAT WERE DONE IN 2008 TO 2007 PER WCS.							

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 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
5/12/2007		NC New Cons	DWG COMPLETE FOR 2007
6/28/2006			RECHECK 2007 FOR DWG, 40% - 50% COMPLETE.
4/21/2005		NC New Cons	FOR 2005: NSFR <50% COMPLETE. R-2006 FOR

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/22/2024	2024-12647		979,000	WD	VRIEZE, CALEN & LAUREN	JBF 5-29-2024 // Imported from Just Appraised
3/9/2021	2021-10132		755,000	WD	MCCULLOUGH, STEVEN P & SHELLIE K	WGO 03/19/2021
2/11/2021	2021-10129			AF	WHITELEY, ANDRE B TEXAS NEW LIFE 20DCM 3-19-2021	NO REV
7/27/2018	2018-22300			QC	WHITELEY, ANDRE B TEXAS NEW LIFE 20RLB 8/1/18	NO REV

Land Record												520/520-02732-000		
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					100,000			
											1.26 AC PER GIS			
2	AC	0.260	0.260		.000	100000.00			E	-25	19,500			



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	2SB	MasonVen	3,833	7,117	2+10	17	2006	A	1,410,150	850	1,198,628			1,198,628		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													21,428			
Total													1,220,050			

Ext Wall	Roof Type	Sketch Area	Building Computation							
BRCK/STONE	<input type="checkbox"/> Hip		Base Price			29.68				
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100						
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.855						
<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		1.364					
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		40.48					
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF		7,117					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		288,096					
<input checked="" type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base	Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Asp Shing		Foundation		3,833					
<input type="checkbox"/> Other	<input type="checkbox"/> Fib Shing	Floor Structure		3,833						
Floor Struct	<input type="checkbox"/> Wd Shing	Ins Floor		3,833	.67	2,568				
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Wall								
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Ceiling								
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Heat & Cool		7,117	3.59	25,550				
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Floor Cover		1,423	2.36	3,358				
Insulation	Plumbing	Roof Cover		3,833						
<input checked="" type="checkbox"/> Floor	Full 3	Plumbing			829.00					
<input checked="" type="checkbox"/> Wall	Half 1	Fireplace		1	3210.00	3,210				
<input checked="" type="checkbox"/> Ceiling	Extra	Basement								
Heat/Cool	Fireplaces	FLOORC H		2847	4.47	12,726				
<input type="checkbox"/> None	Type 2SG	FLOORC T		2847	6.41	18,249				
<input type="checkbox"/> Hot Air/F	Count 1	9/9/2021: CHG FLR CVR & REL ON DWG. HW 40%, CARPET 20% & CER TILE 40%								
<input type="checkbox"/> F/W Furn		Outbuildings and Yard Improvements								
<input checked="" type="checkbox"/> Central		Item	Area	Rate	Factor	REL	Total	NC	HS	
<input type="checkbox"/> Elec Base		A MN	3833	29.68	1.364		155,160			
<input type="checkbox"/> Elec Ceil		B OP	24	13.92	1.195		399			
<input type="checkbox"/> Other		C OP2	48	7.73	1.195		444			
Floor Cover		D MFB	780	11.37	1.195		10,600			
<input type="checkbox"/> None	MW	E 1+	400	29.68	1.364		16,192			
<input type="checkbox"/> Softwood	CDW	F PS	480	1.74	1.130		946			
<input type="checkbox"/> HW Sheath	CDW	G MFB	728	11.37	1.195		9,894			
<input type="checkbox"/> HW Parq	CDW	H LL	2884	29.68	1.364		116,744			
<input type="checkbox"/> Linoleum		Total of Above							376,040	
<input checked="" type="checkbox"/> CarpetTile		Market Adjustment							3,750	
<input type="checkbox"/> Cer Tile		Total Structure RCN							1,410,150	
<input type="checkbox"/> Stone		Inspected: JEB 9/9/2021							Contact: PI	
<input type="checkbox"/> Other		Revisited:							Int.Est?:	
Basement		Entered: CDS 11/3/2021							Sk. File:	
<input type="checkbox"/> Unfinished		Printed: 9/4/2025							Status:	
<input type="checkbox"/> Finished		Total							5,714	
<input type="checkbox"/> Fin Part										