

Ownership Description				Assessment Summary																																																																																																									
<b>Name:</b> JMC REAL ESTATE LLC 5900 W STONEY BROOK RD UNIT 16301 ROGERS AR 72758-4699 <b>Subd.:</b> 01390 BIRDS S/D <b>S-T-R:</b> 35-18-30 <b>Acres:</b> <b>T.D.:</b> 501 SPRINGDALE SCH, SPG <b>Location:</b> 1703 SISCO AVE <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> F Fixed <b>Neigh:</b> SDR007 <b>Owner:</b> 938847 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> 002 <b>Lot:</b> 006 <b>City:</b> SPRINGDALE <b>Map:</b> 16 <b>Old PID:</b> 126348-000-00		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> <tr> <td><b>Land</b></td> <td>70,000</td> <td>14,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>109,350</td> <td>21,870</td> <td>99,400</td> <td>19,880</td> </tr> <tr> <td><b>Total</b></td> <td>179,350</td> <td>35,870</td> <td>129,400</td> <td>25,880</td> </tr> </table>		Year	2023	20%	2022	20 %	<b>Land</b>	70,000	14,000	30,000	6,000	<b>Bldgs</b>	109,350	21,870	99,400	19,880	<b>Total</b>	179,350	35,870	129,400	25,880																																																																																		
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/6/2025	2025-00757		120,000	WD	JMC REAL ESTATE LLC	JBF 1-21-2025 // Imported from Just Appraised
5/1/2001	2001-50540			QC	MORROW, GLIEN (AKA GLEN)	MDC 2001-50540 QCD NO REV
11/17/1999	99-104462			RD	MORROW, DON OLIVER	LRR 99-104462 RED DEED #139722
3/31/1994				DC	MORROW, DON OLIVER	JRC 8-17-2017

Land Record											815/815-20486-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		.000		70000.00				70,000		
											GIS * 90 X 122		

**Total:** 70,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE MasonVen	1,201	1,201	4	62	1961		A	160,578	650	104,376			104,376		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,970			
<b>Total</b>													109,350			

Ext Wall	Roof Type	Sketch Area	Building Computation										
BV	<input type="checkbox"/> Hip		Base Price			38.49							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000									
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000									
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	.805									
<input checked="" type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.805								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			30.98							
<b>Foundation</b>			Total Base SF			1,201							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			37,207							
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>										
<input type="checkbox"/> Slab	<input type="checkbox"/> Other		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>							
<input type="checkbox"/> Other	<b>Roof Cover</b>	Foundation	1,201										
<b>Floor Struct</b>		Floor Structure	1,201										
<input checked="" type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Asp Shing	Ins Floor											
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Fib Shing	Ins Wall											
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Ins Ceiling											
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Heat & Cool	1,201	2.75	3,303								
<b>Insulation</b>		Floor Cover	1,201	1.46	1,753								
<input type="checkbox"/> Floor	<input type="checkbox"/> Full	Roof Cover	1,201										
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Half	Plumbing	-2	521.00	-1,042								
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Extra	Fireplace	1	1315.00	1,315								
<b>Heat/Cool</b>		Basement											
<input type="checkbox"/> None	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>											
<input type="checkbox"/> Hot Air/F	Type 1SA	<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"/> F/W Furn	Count 1	A MN	1201	38.49	.805	37,207							
<input checked="" type="checkbox"/> Central		B MFA	377	16.13	.881	5,357							
<input type="checkbox"/> Elec Base		D CS	186	1.91	.917	326							
<input type="checkbox"/> Elec Ceil		E OP	36	13.92	.881	441							
<input type="checkbox"/> Other		<b>Total of Above</b>						48,660					
<b>Floor Cover</b>		<b>Outbuildings and Yard Improvements</b>						Market Adjustment	3,300				
<input type="checkbox"/> None	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>	
<input type="checkbox"/> Softwood	CDW		10	28			1.83	1.000	65	333			
<input type="checkbox"/> HW Sheath	OB/FR		8	16			.00N	1.000					
<input type="checkbox"/> HW Parq	CLF4		185				5.06	1.000	65	608			
<input type="checkbox"/> Linoleum	WF6		100				8.69	1.000	65	565			
<input checked="" type="checkbox"/> CarpetTile													
<input type="checkbox"/> Cer Tile													
<input type="checkbox"/> Stone													
<input type="checkbox"/> Other													
<b>Basement</b>												Total Structure RCN	160,578
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													
<b>Total</b>											1,506		

AACU25R3U21R23D50L17U4L9 ABD4CL13\*29  
 ACU25R3CL16XU7R3XXU5R3XXU3R4XXU1R6XD16 ADCR9\*4

1/26/2015: LOWERED REL.

Inspected: BRS 1/12/2023 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CHB 1/19/2023 Sk. File:  
 Printed: 8/26/2025 Status: