

Ownership Description	Assessment Summary																					
Name: SANCHEZ, ANDREA 703 MORRISON PL SPRINGDALE AR 72762-2927 Subd.: 01800 ELMDALE TERRACE BLOCKS A-D S-T-R: 35-18-30 Acres: T.D.: 501 SPRINGDALE SCH, SPG Location: 703 MORRISON PL Legal: S 76.90 FT LOT 13	Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR007 Owner: 916911 Status: Tax Status: Block: 00B Lot: 013 City: SPRINGDALE Map: 15 Old PID: 127490-000-00	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>70,000</td> <td>14,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td>Bldgs</td> <td>122,050</td> <td>24,410</td> <td>92,450</td> <td>18,490</td> </tr> <tr> <td>Total</td> <td>192,050</td> <td>38,410</td> <td>122,450</td> <td>24,490</td> </tr> </tbody> </table>	Year	2023	20%	2022	20 %	Land	70,000	14,000	30,000	6,000	Bldgs	122,050	24,410	92,450	18,490	Total	192,050	38,410	122,450	24,490
Year	2023	20%	2022	20 %																		
Land	70,000	14,000	30,000	6,000																		
Bldgs	122,050	24,410	92,450	18,490																		
Total	192,050	38,410	122,450	24,490																		

Review Record					
Date	By	Reason	Land	Buildings	Total
7/3/2023	MDH	RV	70,000	122,050	192,050
2023 REAPPRAISAL					
7/6/2020	MDH	RV	30,000	92,450	122,450
2020 REAPPRAISAL					
7/5/2015	MDH	RV	25,000	54,550	79,550
2015 REAPPRAISAL					
7/6/2010	MDH	RV	30,000	50,400	80,400
2010 REAPPRAISAL					
7/26/2008	MDH	PR	30,000	73,800	103,800
2008 Value Review Project					
7/9/2007	BG	HC	30,000	76,800	106,800
FOR 2007: CHANGED MFA TO MUA PER INTERIOR INSPECTION. ALSO ADJUSTED DWG MSMT'S.					

Building Permit Record			
Date	Amount	Purpose	Note
2/11/2015		RM Remod	FOR 2016: NO CHANGE. DO NOT RERUN. 2/25/16 JEB

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

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/3/2024	2024-09147		190,000	WD	SANCHEZ, ANDREA	JBF 4-22-2024 // Imported from Just Appraised
2/23/2022	7741761			DC	ADDISON, RAYMOND; ADDISON, EDWARD	GMP 10-2-2023 NO REV
4/5/2012	2012-9623			BD	ADDISON, NELLIE VERNEAL	TLM 04/10/2012 NO REV
4/1/1977	929-240			QC	ADDISON, NELLIE VERNEAL	

Land Record

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		
			0.000			0.00						



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	1,026	1,026	4+5	58	1965	A	154,100	750	115,574			115,574		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,461			
Total													122,050			

Ext Wall	Roof Type	Sketch Area	Building Computation										
MV	<input type="checkbox"/> Hip		Base Price			39.79							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.050									
<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		.845								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			33.62							
Foundation	<input type="checkbox"/> Dormer		Total Base SF			1,026							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			34,494							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base										
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total							
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	1,026										
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	1,026										
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor											
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall											
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling											
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> GalvAlum	Heat & Cool	1,026	2.75	2,822								
Insulation	<input type="checkbox"/> Other	Floor Cover	1,026	1.46	1,498								
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,830	.57	1,043								
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing	-2	521.00	-1,042								
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace											
Heat/Cool	Extra	Basement											
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items											
<input type="checkbox"/> Hot Air/F	Type	Item	Area	Rate	Factor REL	Total	NC	HS					
<input type="checkbox"/> F/W Furn	Count	A MN	1026	39.79	.845	34,494							
<input checked="" type="checkbox"/> Central		B MUA	540	12.12	.881	5,767							
<input type="checkbox"/> Elec Base		C PCB/PS	168	7.22	.917	1,112							
<input type="checkbox"/> Elec Ceil		D OP	96	11.86	.881	1,003							
<input type="checkbox"/> Other		Total of Above						46,697					
Floor Cover		Market Adjustment						3,300					
<input type="checkbox"/> None	Outbuildings and Yard Improvements	Total Structure RCN						154,100					
<input type="checkbox"/> Softwood	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> HW Sheath	CDW		18	37			1.83	1.000	75	914			
<input type="checkbox"/> HW Parq	CLF4		275				5.06	1.000	75	1,044			
<input type="checkbox"/> Linoleum	OB/FR		8	9			.00N	1.000					
<input checked="" type="checkbox"/> CarpetTile	Total											1,958	
<input type="checkbox"/> Cer Tile													
<input type="checkbox"/> Stone													
<input type="checkbox"/> Other													
Basement													
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													

Inspected: BRS 1/13/2023 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 1/23/2023 Sk. File:
 Printed: 8/26/2025 Status: