

Ownership Description					Assessment Summary																													
Name: LAGUNA, MARIA G MEDINA; ANGUIANO, JOSE TIBURCIO; HERRERA, TOMAS TREJO 1312 CRAWFORD AVE SPRINGDALE AR 72764-3113 Subd.: 03151 THOMPSONS ADD II S-T-R: 35-18-30 Acres: T.D.: 501 SPRINGDALE SCH, SPG Location: 1312 CRAWFORD AVE Legal:					Type: RI Res.Impr Taxable: OF Own-Full Neigh: SDR007 Owner: 921955 Status: Tax Status: Block: 001 Lot: 001 City: SPRINGDALE Map: 15 Old PID: 131753-000-00					<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>115,850</td> <td>23,170</td> <td>88,100</td> <td>17,620</td> </tr> <tr> <td>Total</td> <td>185,850</td> <td>37,170</td> <td>118,100</td> <td>23,620</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	70,000	14,000	30,000	6,000	Bldgs	115,850	23,170	88,100	17,620	Total	185,850	37,170	118,100	23,620
Year	2023	20%	2022	20%																														
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	70,000	115,850	185,850																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	30,000	88,100	118,100																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	22,000	51,450	73,450																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	25,300	56,450	81,750																								
					2010 REAPPRAISAL																													
					6/20/2007	MDH	RV	27,500	64,750	92,250																								
					6/22/2004	MDH	RV	14,300	59,500	73,800																								

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
6/2/2004		NC New Cons	FOR 2004: ADDED OB/FR, 100% COMPLETE
2/20/2004		NC New Cons	R4 FOR A NEW OB (COMPLETED 1-1-04 PER OWNER)

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/10/2024	2024-14804		200,000	WD	LAGUNA, MARIA G MEDINA; ANGUIANO, J	KJBF 6-18-2024
8/11/2017	2017-24963		80,000	WD	BRANDT, GUHY	KNM 8-16-2017
8/11/2017	2017-24865			TD	BRANDT, GUHY	KNM 8-15-2017
8/11/2017	2017-24864			CR	COSSEY, TERRY L REVOCABLE TRUST	KNM 8-15-2017

Land Record											815/815-26090-000		
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			
			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	1,136	1,136	4+5	58	1965	A	161,330	650	104,865			104,865		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													10,978			
Total													115,850			

Ext Wall	Roof Type	Sketch Area	Building Computation											
MV	<input type="checkbox"/> Hip		Base Price			39.10								
<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		33.04									
Foundation			Total Base SF		1,136									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		37,533									
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base											
<input type="checkbox"/> Slab	<input type="checkbox"/> Other		Item	S.F./Qty	Rate	Total								
<input type="checkbox"/> Other	Roof Cover	Foundation	1,136											
Floor Struct		Floor Structure	1,136											
<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	1,136	2.75	3,124									
Insulation		Floor Cover	1,136	1.46	1,659									
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Roof Cover	1,136											
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Plumbing	-2	521.00	-1,042									
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Fireplace												
Heat/Cool		Basement												
<input type="checkbox"/> None	Plumbing	Base Structure and Additive Items												
<input type="checkbox"/> Hot Air/F	Full 1	Item	Area	Rate	Factor REL	Total	NC	HS						
<input type="checkbox"/> F/W Furn	Half	A MN	1136	39.10	.845	37,533								
<input checked="" type="checkbox"/> Central	Extra	B MFA	378	16.13	.881	5,371								
<input type="checkbox"/> Elec Base	Fireplaces	C PS	378	1.74	.917	605								
<input type="checkbox"/> Elec Ceil	Type	D CS	252	1.80	.917	416								
<input type="checkbox"/> Other	Count	E OP	120	11.56	.881	1,222								
Floor Cover		AACU27R7U10R11D10R20D27L38 ABCL14*27 ACU27R7CL21*18												
<input type="checkbox"/> None	CDW	ADU27R7U10R11D10R20D33CU28*9 AER3CR15*8												
<input type="checkbox"/> Softwood	CLF4	1/30/2020: FOR 2020 ADJ GRADE, REL & CHANGED CS TO PS. ADJ CDW MSMTS.												
<input type="checkbox"/> HW Sheath	OB/MT	Outbuildings and Yard Improvements												
<input type="checkbox"/> HW Parq	WIF	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> Linoleum	OB/FR	CDW		15	36			1.83	1.000	65	642			
<input checked="" type="checkbox"/> CarpetTile	CDW	CLF4		260				5.06	1.000	65	855			
<input type="checkbox"/> Cer Tile	OB/MT	WIF		10	20			.00N	1.000					
<input type="checkbox"/> Stone	OB/FR	OB/FR		24			2003	12.25	1.000	600	176			
<input type="checkbox"/> Other	OB/FR	OB/FR		16	30			1500.00F	1.000		1,500			
Basement		CDW		18	56			1.83	1.000	65	1,199			
<input type="checkbox"/> Unfinished	CDW													
<input type="checkbox"/> Finished	CDW													
<input type="checkbox"/> Fin Part	CDW													
Total												4,372		

Total of Above 48,888
 Market Adjustment 3,300
 Total Structure RCN 161,330
 Inspected: BRS 1/17/2023 Contact: PI
 Revisited: Int.Est?:
 Entered: EEK 1/23/2023 Sk. File:
 Printed: 8/26/2025 Status: