

Ownership Description					Assessment Summary																													
Name: MANJARREZ, MIRIAN VARGAS; MANJARREZ, MARIA 1715 HORSESHOE DR SPRINGDALE AR 72762-3936 Subd.: 01391 BIRDS 2ND S/D S-T-R: 35-18-30 Acres: T.D.: 501 SPRINGDALE SCH, SPG Location: 1715 HORSESHOE DR Legal:					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR007 Owner: 910774 Status: Tax Status: Block: 002 Lot: 001 City: SPRINGDALE Map: 16 Old PID: 126357-000-00					<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>101,550</td> <td>20,310</td> <td>92,300</td> <td>18,460</td> </tr> <tr> <td>Total</td> <td>171,550</td> <td>34,310</td> <td>122,300</td> <td>24,460</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	70,000	14,000	30,000	6,000	Bldgs	101,550	20,310	92,300	18,460	Total	171,550	34,310	122,300	24,460
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	70,000	101,550	171,550																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	30,000	92,300	122,300																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	25,000	46,150	71,150																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	25,000	57,100	82,100																								
					2010 REAPPRAISAL																													
					6/20/2007	MDH	RV	25,000	66,550	91,550																								
					6/22/2004	MDH	RV	14,000	48,400	62,400																								

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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/20/2024	2024-3692			AF	MANJARREZ, MIRIAN VARGAS; MANJARRIDCM 2-20-2024	NO REV
2/13/2024	2024-03524		195,000	WD	MANJARREZ, MIRIAN VARGAS; MANJARRIJB 2-16-2024	
8/20/2015	2015-23550		87,000	WD	KEEN, TANYA J REVOCABLE TRUST	IRG 8/26/15
11/27/1995	95-68920			QC	COOK LIVING TRUST	NO REV

Land Record											815/815-20495-000				
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* 98 X 120		

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	1,058	1,058	4	60	1963	A	152,173	650	98,913			98,913		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,614			
Total													101,550			

Ext Wall	Roof Type	Sketch Area	Building Computation																														
BV	<input checked="" type="checkbox"/> Hip		Base Price			39.10																											
<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 type="checkbox"/> Gable		Composite Factor		.805																												
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			31.48																											
Foundation			Total Base SF			1,058																											
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			33,306																											
<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	1,058																														
Floor Struct		Floor Structure	1,058																														
<input checked="" type="checkbox"/> Wood SubF	<input 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	1,058	2.75	2,910																												
Insulation		Floor Cover	1,058	1.46	1,545																												
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Roof Cover	1,652	.57	942																												
<input checked="" type="checkbox"/> Wall	<input checked="" 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	1058	39.10	.805		33,306																										
<input checked="" type="checkbox"/> Central	Extra	B MFA	390	16.13	.881		5,542																										
<input type="checkbox"/> Elec Base	Fireplaces	C OP	8	13.92	.881		98																										
<input type="checkbox"/> Elec Ceil	Type	D OP2	16	8.60	.881		121																										
<input type="checkbox"/> Other	Count	E FEP	196	15.59	.881		2,691																										
Outbuildings and Yard Improvements		AACU26R41D26L21U2L4D2L16 ABCL15*26 ACR16CU2*4 ADR20CD4*4 AEU26R12CU14*14 1/26/2015: CHANGED SEP TO FEP, ROOFC TO MTL & LOWERED REL.																															
Floor Cover		<table border="1"> <thead> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UMQR</th> <th>Age</th> <th>Rate</th> <th>Grade</th> <th>Rem %</th> <th>Value</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>CDW</td> <td></td> <td>18</td> <td>37</td> <td></td> <td></td> <td>1.83</td> <td>1.000</td> <td>65</td> <td>792</td> <td></td> <td></td> </tr> </tbody> </table>								Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	CDW		18	37			1.83	1.000	65	792		
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS																						
CDW		18	37			1.83	1.000	65	792																								
<input type="checkbox"/> None	Basement																																
<input type="checkbox"/> Softwood	Unfinished																																
<input type="checkbox"/> HW Sheath	Finished																																
<input type="checkbox"/> HW Parq	Fin Part																																
<input type="checkbox"/> Linoleum	Total										792																						
<input checked="" type="checkbox"/> CarpetTile																																	
<input type="checkbox"/> Cer Tile																																	
<input type="checkbox"/> Stone																																	
<input type="checkbox"/> Other																																	

Total of Above					46,113
Market Adjustment					3,300
Total Structure RCN					152,173
Inspected: BRS	1/12/2023	Contact: PI			
Revisited:		Int.Est?:			
Entered: CHB	1/23/2023	Sk. File:			
Printed: 8/26/2025		Status:			