

OWNERSHIP RECORD AND DESCRIPTION							APPRAISAL SUMMARY																
Owner Name	DISCO COWGIRL HOLDINGS LLC						Land	10,000		Improvements	32,715		Total Appraised	42,715									
							Assessed Land	2,000		Assessed Improvements	6,543		Total Assessed	8,543									
Property Address	112 N POPLAR						ASSESSMENT HISTORY (First 6 of 27 records shown)																
	OSCEOLA AR 72370-0561						Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments										
Taxpayer Name							2022	2,000	6,543	8,543	8,543	No	2022 REAPPRAISAL Mass Update - Pa										
Address							2022	2,000	14,871	16,871	16,871	No	2022 REAPPRAISAL Mass Update - Pa										
							2021	2,000	9,101	11,101	11,101	No	Value Reset due to Act 2284										
							2020	2,000	9,101	11,101	8,218	No	ANNUAL UPDATE 12/31/2020										
Exemption Status	NON-EXEMPT						2019	2,000	9,101	11,101	7,632	No	ANNUAL UPDATE 12/31/2019										
							2018	2,000	9,101	11,101	7,046	No	ANNUAL UPDATE 12/31/2018										
LEGAL DESCRIPTION							OWNERSHIP RECORD (First 6 of 7 records shown)																
Lot 5							Stamps	Price	Grantor/Grantee		Date Sold	Book/Page	Type	Remarks									
Block	11	Lat/Long		/			0	17000	ALLIED VENTURES, LLC TO DISCO COWGIRL HOLDI		02/24/21	2021/001938	WD	REMODEL UPDATE									
Subdivision	TOWNSITE ADD						23.1	7000	RUST COMMUNICATIONS INC TO ALLIED VENTURE		11/09/20	2020/07557	WD										
School District	1N	Nbhd Code P1		Market			52.8	15000	AMERICAN PUBLISHING CO TO RUST COMMUNICA		12/01/94	243/617	WD	FROM AMERICA PU									
Acres	0.06		Timber 0				178.2	53000	PARK NEWSPAPERS OF BLY TO AMERICAN PUBLIS		12/01/93	239/452											
Old Parcel							0	0	HODGES, NANCY N & LOUIS TO PARK NEWSPAPER		11/01/83	199/52											
Legal Description	36-13-10						0	0	HODGES, LOUISE TO HODGES, NANCY N & LOUIS		09/01/83	198/482											
LT 5 BLK 11 TOWNSITE ADD 112 N POPLAR							BUILDING PERMIT RECORD				IMPROVEMENT DISTRICTS												
							Date	Amount	Purpose		District	Amount	Comment										
											D112	6.4											
											LEVEE	27.86	LEVEE DISTRICT										
TREND	STREET	UTILITIES	TOPO	LANDSCAPING			LAND RECORD																
Improving	Concrete	No Water	High	Good			Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value						
Static	Asphalt	No Sewer	Low	Average			CL	L		25	110			1 Lt	10000.0		10,000						
Declining	G & G	No Gas	Rough	Poor																			
None	Gravel	No Electric	Flat	None																			
	Dirt	No Phone																					
COMMENTS																							
LOT SIZE: 25 X 110																							
REVIEW RECORD				USE CODES																			
Action	Date	By																					
PRINTED	03/01/23	WEB																					
ENTERED	12/13/21	KRAMSEY																					
INSPECTED	12/06/21	KRAMSEY																					
REVISITED	12/06/21	KRAMSEY																					
ENTERED	11/03/16	KAR																					
INSPECTED	11/01/16	GL																					
REVIEW	11/01/16	GL																					
							TOTALS					Acres	0.06			10,000							

Parcel Key 115364

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Commercial (Imp. 1/1-344-OFFICE BUILDING)

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25'

112'

CM011
2800 sf

112'

25'

[illegible]

PROPERTY DESCRIPTION					LUMP SUM ADJUSTMENTS				STRUCTURAL ELEMENTS	
Business Name		OFFICE BUILDING			Category/Description	Quantity	Net Rate	Value		
Location		112 N POPLAR								
Comment										
Total Area		2800	Perimeter 274							
Stories		1								
Year Built		1991	Effective Age 40							
Units										
OCCUPANCY LIST										
Code	Description	%	GRD	Height						
344	OFFICE BUILDING	100	C1	12						
COMPONENT ADJUSTMENTS										
Code	Description	%	Units							
CALCULATOR FINAL PRICING										
Base Cost			195,244							
Exterior Walls		+	60,340							
Heating & Air Conditioning		+	9,968							
Other Components		+	0							
Basic Structure		=	265,552							
Basic Structure \$/SqFt		\$94.84								
Net Lump Sums, Adjusted		+								
Replacement Cost New		=	265,552							
Depreciation Amount			191,198							
M&S Depreciated Cost			74,354							
Functional Depreciation										
Economic Depreciation										
Cost Factor			1.00							
RCNLD			74,354		Total Gross Lump Sums (Unadjusted)					

