

OWNERSHIP RECORD AND DESCRIPTION							APPRAISAL SUMMARY																
Owner Name	DISCO COWGIRL HOLDINGS LLC						Land	9,900		Improvements	54,325		Total Appraised		64,225								
							Assessed Land	1,980		Assessed Improvements	10,865		Total Assessed		12,845								
Property Address	101 E HALE						ASSESSMENT HISTORY (First 6 of 26 records shown)																
	OSCEOLA AR 72370-2433						Year	Land		Improvements	Full Value		Effective Value		Homestead?	Comments							
Taxpayer Name							2022	1,980		10,865	12,845		12,845		No	2022 REAPPRAISAL Mass Update - Pa							
Address							2022	1,980		24,694	26,674		26,674		No	2022 REAPPRAISAL Mass Update - Pa							
							2021	1,980		5,619	7,599		7,599		No								
							2020	1,980		5,619	7,599		7,599		No	ANNUAL UPDATE 12/31/2020							
Exemption Status	NON-EXEMPT						2019	1,980		5,619	7,599		7,599		No	ANNUAL UPDATE 12/31/2019							
							2018	1,980		5,619	7,599		7,599		No	ANNUAL UPDATE 12/31/2018							
LEGAL DESCRIPTION							OWNERSHIP RECORD																
Lot	12-1						Stamps	Price		Grantor/Grantee			Date Sold		Book/Page		Type	Remarks					
Block	12		Lat/Long		/		0	1000		NEWCOMB JOHN NOLAN TO DISCO COWGIRL HOL			03/19/21		2021/001725		WD	NO STAMPS					
Subdivision	TOWNSITE ADD						316.8	95000		SULCER, KENNETH S TO NEWCOMB, JOHN NOLAN			11/01/96		251/640		WD	FROM KENNETH S.					
School District	1N		Nbhd Code P1		Market		0	0		QUINN, J WADE TO SULCER, KENNETH S			08/01/76		168/43		WD						
Acres	0.23		Timber 0				0	0		TO QUINN, J WADE			01/01/51		/								
Old Parcel																							
Legal Description	36-13-10																						
W98.9' LTS 12 THRU 15 BLK 12 TOWNSITE ADD 101 E HALE							BUILDING PERMIT RECORD					IMPROVEMENT DISTRICTS											
							Date		Amount		Purpose			District		Amount		Comment					
														D112		38							
														LEVEE		38.61		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			CS	L		99	100			9900 Sf	1.00		9,900						
Declining	G & G	No Gas	Rough	Poor																			
None	Gravel	No Electric	Flat	None																			
	Dirt	No Phone																					
COMMENTS																							
LOT SIZE: 99 X 100																							
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	0.23			9,900						



The site plan for CM011 shows a building footprint with a total area of 8773.5 sf. The building is situated on a lot with a total area of 98' x 87'. The building footprint is composed of several rectangular sections. The setbacks from the lot lines are as follows:

- Front setback: 15' (left), 13' (left), 19' (left), 8' (left), 10' (center), 15' (right), 40' (right), 8' (right), 6' (right), 8' (right), 6' (right).
- Side setbacks: 87' (left), 22' (top right), 18' (top right), 74' (right), 6' (bottom right).
- Back setback: 80' (top).

The building footprint includes a central section labeled "MC" with an area of 827 sf. The overall dimensions of the lot are 98' by 87'.

[illegible]

301-02741-000
Parcel Key 115378

Mississippi County, Arkansas - COMMERCIAL Property Card

PROPERTY DESCRIPTION					LUMP SUM ADJUSTMENTS				STRUCTURAL ELEMENTS		
Business Name		RETAIL STORES			Category/Description		Quantity	Net Rate	Value		
Location					CANOPY/STEEL		827	13.50	11,165		
Comment											
Total Area		8774	Perimeter		429						
Stories		1									
Year Built		1974	Effective Age		40						
Units											
OCCUPANCY LIST											
Code	Description	%	GRD	Height							
353	RETAIL STORE	100	C1	12							
COMPONENT ADJUSTMENTS											
Code	Description	%	Units								
CALCULATOR FINAL PRICING											
Base Cost			397,638								
Exterior Walls		+	138,366								
Heating & Air Conditioning		+	42,378								
Other Components		+	0								
Basic Structure		=	578,382								
Basic Structure \$/SqFt		\$65.92									
Net Lump Sums, Adjusted		+	2,010								
Replacement Cost New		=	588,431								
Depreciation Amount			464,961								
M&S Depreciated Cost			123,470								
Functional Depreciation											
Economic Depreciation											
Cost Factor			1.00								
RCNLD			123,470		Total Gross Lump Sums (Unadjusted)				11,165		

