



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:18
 Page 1

Assessment Data					Primary Image																								
Account 300005584 Parcel ID 1070-00-247-001-0-001-00 Cadastral ID 1070-247-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 12695 DRENNAN, HEIDI ELAINE CARTER PO BOX 10827 FAYETTVILLE AR 72703-0000 Parcel Location Situs 00622 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0247 Parcel Size 14 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-247-001-0-001-00 02/24/25</p>																								
HOUSE										2/24/2025																			
Legal Description					Building Permits																								
MILLERS ADD. BLOCK 247 LOTS 1 THRU 14 BOOK 663 PAGE 043					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
Exemptions					Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																				
Remove Cap		Land Value	12,338	12,338	12%	1,481	Assessed	5,821	458.35																				
Year Frozen		Improvements	36,163	36,163		4,340	Penalty	0																					
Uncapped Value		0	Mobile Home	0		0	Exemption	0	0.00																				
TIF Project ID		0	Total Value	48,501		5,821	Total Taxable	5,821	458.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300005584	DRENNAN, HEIDI ELAINE CARTER			201	48,501	0	5,821	458.00																				
2024	2024-300005584	DRENNAN, HEIDI ELAINE CARTER			201	53,016	0	5,813	473.00																				
2023	2023-300005584	DRENNAN, HEIDI ELAINE CARTER			201	50,484	0	5,536	458.00																				
2022	2022-300005584	DRENNAN, HEIDI ELAINE CARTER			201	43,934	0	5,273	434.00																				
2021	2021-300005584	DRENNAN, HEIDI ELAINE CARTER			201	42,289	0	5,075	419.00																				
2020	2020-300005584	DRENNAN, HEIDI ELAINE CARTER			201	42,289	0	5,075	418.00																				
2019	2019-0005584	DRENNAN, HEIDI ELAINE CARTER			201	42,289		5,003	415.00																				
2018	2018-0005584	DRENNAN, HEIDI ELAINE CARTER			201	39,707		4,765	395.00																				
2017	2017-0005584	DRENNAN, HEIDI ELAINE CARTER			201	39,707		4,757	395.00																				
2016	2016-0005584	DRENNAN, HEIDI ELAINE CARTER			201	40,022		4,567	389.00																				
2015	2015-0005584	DRENNAN, HEIDI ELAINE CARTER			201	47,946		4,604	365.00																				
2014	2014-0005584	DRENNAN, HEIDI ELAINE CARTER			201	47,946		4,383	351.00																				
2013	2013-0005584	DRENNAN, HEIDI ELAINE CARTER			201	70,546		4,175	333.00																				



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:18
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	350 x 117.5	
Lot Count		
Units Buildable	12338	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	41,125.00 x .30 = 12,338	
Factor Value		
Adjustments		
Lot Value	12,338	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,208 / 1,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	360 Total, 360 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 82

HOUSE	2/24/2025
-------	-----------

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	95.76	Total Misc Impr	+ 2,514
Roofing Adj	+ 4.68	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 163,854
Heat/Cool Adj	+ 10.77	Depreciation (78%)	- 127,806
Plumbing Adj	+ 5.28	Lump Sums	+ 0
Basement Adj	+ 17.07	RCNLD	= 36,048
Adj Base Cost	= 133.56	Lot Value	+ 12,338
Total Area	x 1,208	Indicated Value	= 48,386
Adjusted Cost	= 161,340	Value Per SqFt	40.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,048		
Lot Value	12,338		
Indicated Value	48,386	40.05	Per SqFt
Agland Value			
Site Improvements	1,231		
Total Value	49,617	41.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3893	3x2	1940	6	22.92		138
PATO	Patio - Open	3894	316	1940	316	7.52		2,376



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:09:18
Page 4

300005584

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1070-00-247-001-0-001-00 #5584 5-4-2021 barn torn down 2019 slab still there</p>	PATO	Paving - Concrete	20x30x0	Concrete		600
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
	Base Cost (7.33 x 600)		4,398	4,398	3,167	1,231
	BNV	OLD YARD SHED NO VALUE	0x0x0			
	Qual	Cond	Year 1965	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	BNV	NO VALUE BLDG	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					