

RESOLUTION NUMBER 2025-R-13

A RESOLUTION CERTIFYING THE AMOUNT OF CLEAN UP LIEN TO BE FILED WITH THE MARION COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPERTY LOCATED AT 211 ALFORD DRIVE, BULL SHOALS, MARION COUNTY, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, a certain property located at 211 Alford Drive, Bull Shoals, Arkansas was declared to have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare; and

WHEREAS, the residential structure located at 211 Alford Drive, Bull Shoals, Arkansas should be removed and/or razed due to the reasons set forth in A.C.A. 14-56-203.

WHEREAS, A.C.A. 14-54-903 provides that if the owner(s) or lien holder(s) of any lot or structure, after having been given seven (7) days' notice in writing to do so, refuses to remove, abate or eliminate any nuisance property, the City of Bull Shoals is authorized to do what is necessary to correct the conditions and charge the cost thereof to the owner(s) of the real property; and

WHEREAS, according to the Marion County Assessor's Office Parcel Numbers. 760-19148-000 and 760-19149-000, described as 211 Alford Drive, Bull Shoals, Arkansas, is owned by Céline Katrine Scott Colling and Jeffery David Colling Sr., who have, after receiving notice from the City regarding the conditions of the property (see attached Exhibit A & A1), failed to abate the conditions; and

WHEREAS, pursuant to A.C.A. 14-54-901, *et seq.* and Act 854 of 2007, the City of Bull Shoals is authorized to abate the nuisance conditions, establish a lien for the cost associated therewith, and collect the same in order to protect the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BULL SHOALS, MARION COUNTY, ARKANSAS:

Section 1: THAT UPON A HEARING OF THE FACTS (see Attached Exhibit B & B1), the City Council held a hearing on January 30th, 2025 at 6:30 PM and as a result of that hearing hereby declare that proper notice was given to the owner(s) and lien holders(s) of the subject property to remove, abate or eliminate the public nuisance conditions on the subject property located at 211 Alford Drive; more specifically described as :

LOT 9, Block 4 of McDonald Meadows Subdivision, Marion County, Arkansas, as shown by the recorded plat thereof. Subject to a 10-foot sewer line easement across and along the easterly side of lot.

All of lot 10 Block 4 of McDonald Meadows Subdivision, Marion County, Arkansas, as shown by the recorded plat thereof, except the following described tract described as beginning at the NW corner of lot 10, run thence South 34 degrees West to the SW corner of said lot 10, run thence South 56 degrees East 25 feet; thence North 22 degrees 46 minutes East 135.6 feet, to the place of beginning.

SECTION 2: The City Council further declares that the owner(s) and lien holders(s) of the subject property failed to remove, abate or eliminate the public nuisance conditions at the property after it was condemned pursuant to Ordinance 2025-02 in the time allowed by law, and the City then abated the public nuisance conditions at a cost of no less than \$3,798.19 as of 8-6-2025 (See attached hereto as Exhibit C.)

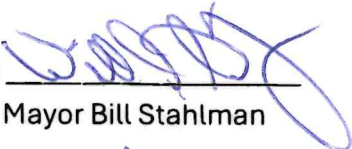
SECTION 3: The City Council further declares that upon presentation of facts at a public hearing, the city is entitled to a priority clean up lien in the amount of \$3,798.19 (costs of abatement plus an additional \$45.00 filing fee for the subject lien certification) against the subject property. This lien, as provided for in A.C.A. 14-54-903, may be enforced and collected at any time within ten (10) years after the lien has been filed in either one of the following manners as provided for in A.C.A. 14-54-904:

- (1) By an action for foreclosure in the circuit court; or
- (2) The amount so determined at this public hearing, plus ten percent (10%) penalty for collection, to be certified to the Marion County Tax Collector to be placed on the tax books as delinquent taxes and collected accordingly.

SECTION 4: That if the owner(s) or lien holders(s) fail to pay the amount of the herein certified clean-up lien in the time allowed by law, attorneys representing the City are hereby directed to pursue any and all proper legal actions for collection of the amount of said lien plus all applicable cost.


SECTION 5: That the provisions of this Resolution are hereby declared to be severable, and if any section, phrase, or provision, shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases, or provisions.

SECTION 7: That this Resolution shall be in full force and effect from and after its passage and approval.

APPROVED: 
Mayor Bill Stahlman

COUNCIL VOTE: YAYS 5 NAYS 0

August 28th
2025

ATTEST: 
Paula Renolds City Recorder

SPONSOR: _____
Mayor Bill Stahlman

APPROVED AS TO FORM: _____
City Attorney Will King

ARKANSAS UNIFORM LAW ENFORCEMENT CITATION

BULL SHOALS PD

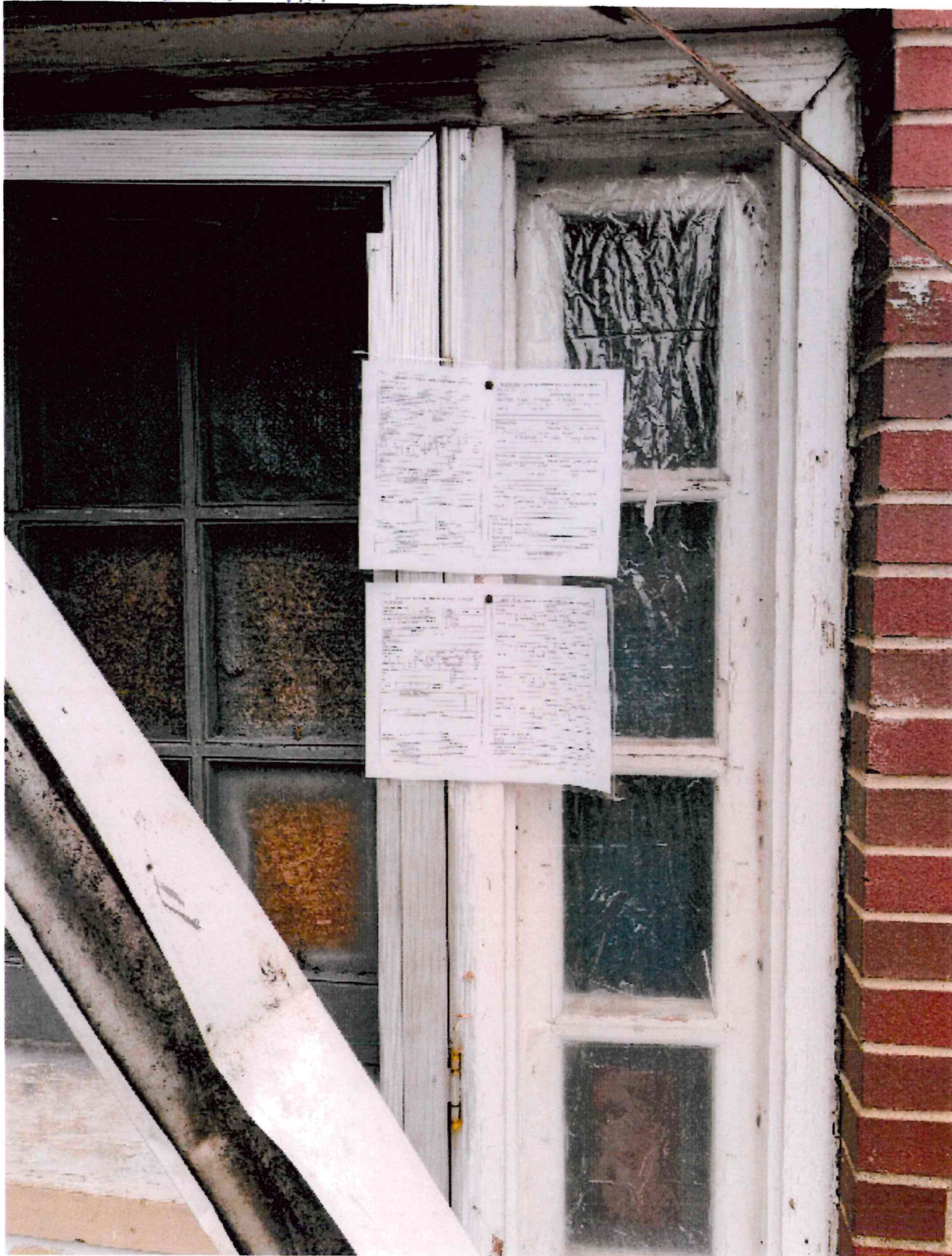
ARKANSAS, COUNTY OF		BULL SHOALS		CITY		TICKET NUMBER		2A0A3131700	
Being duly sworn, deposes and says that he/she has reasonable cause to believe that the person herein named did, within the previous 12 months, commit the offense set forth contrary to law in that: on or about									
Date:		4/4/2025		at approx time:		12:56 PM		Section No.	
First Name		Middle / Maiden		Last		Surfix		N/A	
Address 211 ALFORD DR City BULL SHOALS State AR Zip Code 72619									
Driver's License Number		State Issued		DL in Possession		CDL		Under 18 Present?	
942597636		AR		YES		DL		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Sex		DOB		Height		Weight		Hair	
F		11/24/1968		5'8"		200		BLN	
Vehicle License Number		State		Body Type		Commercial Vehicle		Haz Mat	
N/A		N/A		N/A		N/A		N/A	
Vehicle Description (year, make, model, color) N/A VIN of Vehicle N/A Owner's Address N/A Contact Number for Court Purposes N/A									
Seatbelt in use		Crash Involved		Headlights On		16+ Passenger		Vehicle Search	
N/A		NO		N/A		NO		No Search	
Statute CITY OF BULL SHOALS - PREMISES TO BE KEPT FREE FROM HIGH WEEDS, HIGH GRASS, GARBAGE, RUBBISH									
Points BUORD2008-02									
Speed Details		MPH		Speed Limit		BAC		Type of Accident	
Conditions		Other Traffic Present		Area		Highway Type		Type of Accident	
Officer Name		Chief Brad Harper		Arrest #		Officer ID		2nd Officer ID	
						1			
Court Appearance Information MARION CO. D.C. BULL SHOALS 706 CSWOODS BLVD BULL SHOALS, AR 72619 Court Appearance Date and Time 04/14/2025 01:00 PM Defendant must appear in court at said time and place or otherwise comply with the provisions of this complaint and instructions of the NOTICE part of this ticket.									
NO SIGNATURE REQUIRED Pursuant to §27-50-603 Released on Own Recognizance									

EXHIBIT A

ABSTRACT OF COURT RECORD FOR STATE LICENSING AUTHORITY

Disposition Date:		Docket No.	
Charge:		Defendant's Plea:	
Court Finding:		Guilty <input type="checkbox"/> Not Guilty <input type="checkbox"/> Dismissed <input type="checkbox"/> Probation <input type="checkbox"/> Defensive Driving School <input type="checkbox"/>	
Fined: \$		Court Cost: \$	
Total: \$			
Disposition Date:		Docket No.	
Charge:		Defendant's Plea:	
Court Finding:		Guilty <input type="checkbox"/> Not Guilty <input type="checkbox"/> Dismissed <input type="checkbox"/> Probation <input type="checkbox"/> Defensive Driving School <input type="checkbox"/>	
Fined: \$		Court Cost: \$	
Total: \$			
Disposition Date:		Docket No.	
Charge:		Defendant's Plea:	
Court Finding:		Guilty <input type="checkbox"/> Not Guilty <input type="checkbox"/> Dismissed <input type="checkbox"/> Probation <input type="checkbox"/> Defensive Driving School <input type="checkbox"/>	
Fined: \$		Court Cost: \$	
Total: \$			
Disposition Date:		Docket No.	
Charge:		Defendant's Plea:	
Court Finding:		Guilty <input type="checkbox"/> Not Guilty <input type="checkbox"/> Dismissed <input type="checkbox"/> Probation <input type="checkbox"/> Defensive Driving School <input type="checkbox"/>	
Fined: \$		Court Cost: \$	
Total: \$			
DWI School		DL Revoked (Act 106 of 1969):	
Driver's License		Suspended For	
Recommended for Suspension		days	
Appeal Bond of: \$		Filed: \$	
For Appeal to:		Circuit Court	
As provided by law, I hereby certify that the information on this citation is a true abstract of the record of this court in this case.			
Signature of Judge or Clerk			

EXHIBIT A.1



CITY ORDINANCE NO 2025-2

AN ORDINANCE OF THE CITY OF BULL SHOALS, ARKANSAS, DIRECTING AND ORDERING THE SEIZURE OF PROPERTY LOCATED AT 211 ALFORD DRIVE, BULL SHOALS, ARKANSAS 72619

WHEREAS, Arkansas law authorizes the City of Bull Shoals, AR to remove or raze structures that have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare; and

WHEREAS, the residential structure located at 211 Alford Drive, Bull Shoals AR 72619 should be removed and/or razed due to the reasons set forth in ACA 14-56-203,

WHEREAS, The City Council of the City of Bull Shoals finds that an Emergency exists, and that the implementation of this Ordinance is necessary for the preservation of the public's peace, health, safety, welfare, and property Therefore, an Emergency is hereby declared to exist, and that this Ordinance is to be in effect immediate after its adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BULL SHOALS, ARKANSAS, AS FOLLOWS.

Property Description The property subject to this ordinance is located at 211 Alford Drive, Bull Shoals AR 72619, parcel number 760-19149-000

Findings The City of Bull Shoals has inspected the above-described property and has consistently found the following problems, to wit:

- 1 The residential structure located on the property is in a condition that is unsafe and likely to entice, lure or otherwise attract small children and others to such structures/improvements which could result in harm to such individuals,
2. The structure is acting as a haven and breeding ground for insects, pest animals and other vermin,
- 3 Officers have been called to the property at least ten times between August and December 2024, due to trespass and other criminal activity, as a result of its damaged state,
- 4 The conditions on the property pose a significant threat to public health, safety, or welfare.
- 5 Previous attempts to address the issue through less severe measures have been unsuccessful or are otherwise impractical.

Seizure Order and Enforcement

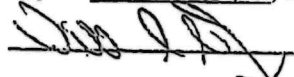
- 1 Upon adoption of this ordinance, the City shall take such actions as are appropriate and lawful to resolve the dangerous condition of the property

2. The Mayor is directed to coordinate with legal counsel to effect the filing of appropriate legal action as to seize the property or otherwise resolve the dangerous condition.
- 3 Costs incurred by the City in seizing and resolving the dangerous condition of the property shall be assessed against the property as a lien.

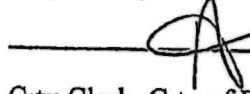
Severability If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance.

Effective Date This ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of Bull Shoals, Arkansas on this 30th day of JANUARY, 2025



Mayor, City of Bull Shoals



City Clerk, City of Bull Shoals

City of Bull Shoals Council Meeting Minutes

Thursday January 30th, 2025, at 6:30pm

Bull Shoals City Hall Council Chambers

706 C.S. Woods Blvd Bull Shoals, AR 72619

Agenda X – repair of damsite bath house. Repair is passed with MC Harcourt Construction doing the work. Motion by Councilman Bolen, 2nd by Howel. Ayes 5, Nays 0

Agenda XI – Sink Holes - Jared wants to meet on 2/7 at the site with his bosses. May be able to receive grant from Game and Fish. Put barricade on lower end of Rivercliff for fishing, no boat access.

Agenda XII – Sidewalk decision – Have not heard back from ARDOT. Phase 2 will not have any penalties or fees charged to the city if the council decides to pull out of this grant. Motion by Councilman Meinking, 2nd by Councilman Bolen. Ayes 5, Nays 0 to drop ARDOT sidewalk phase 2.

Agenda XIII – Old Harps Complex – Councilman Hutchison stated everything needs to go through the attorneys for resolutions. Councilman brought up maybe dropping the lawsuit. Councilman Meinking asked to put it on the next workshop. Councilman Hutchison motioned to drop lawsuit, Councilman Howell 2nd the motion. Ayes 5, Nays 0.

Agenda XIV – Bucket truck – Motion to buy the \$12,000.00 truck by Councilman Bolen, 2nd by Councilman Meinking. Ayes 5. Nays 0.

Agenda XV – 2003-18 Ordinance Amendment – Animal control. Councilman Bolen made motion, Councilman Howell 2nd it. Ayes 5, Nays 0. Motion to suspend rule; Councilman Bolen made motion, Councilman Hutchison 2nd it. Ayes 5, Nays 0.

Agenda XVI - 211 Alford Dr – Councilman Lindman expects 15 to 20 thousand to clean up. Then we will put a lien on the property. Motion to read Ordinance 2025-02 by Councilman Bolen, 2nd by Councilman Hutchison. Ayes 5, Nays 0. First motion to suspend rules, read by title only motioned by councilman Meinking, 2nd by Councilman Bolen. Ayes 5, Nays 0. Second reading motioned by Councilman Bolen, 2nd by Councilman Howell. Ayes 5, Nays 0. Third reading motioned by Councilman Lindman, 2nd by Councilman Meinking. Ayes 5, Nays 0. The ordering of seizure of property of 211 Alford Dr Bull Shoals, Ar 72619, Ayes 5, Nays 0.

City of Bull Shoals Council Meeting Minutes

Thursday January 30th, 2025, at 6:30pm

Bull Shoals City Hall Council Chambers

706 C.S. Woods Blvd Bull Shoals, AR 72619

Agenda XVII - Approval of 2025 Budget – Motion to approve Resolution R-1 by Councilman Hutchison, 2nd by Councilman Meinking. Roll call – Hutchison yes, Pucci absent, Meinking yes, Lindman yes, Bolen yes, Howell yes.

Adjourn to Executive Session motioned by Councilman Meinking, 2nd by Councilman Lindman.

Agenda XVIII – Resolution 2025 R-2 Treasurers appointment – Councilman Hutchison motioned to appoint Paula Reynolds to the position, 2nd by Councilman Meinking. Roll call – Hutchison yes, Pucci absent, Meinking yes, Lindman no, Bolen yes, Howell yes. City of Bull shoals hereby appoints Paula Reynolds as treasurer from Jan 1, 2025, through Dec 31 2028. Motioned by Councilman Hutchison, 2nd by Councilman Meinking. Ayes 4, Nays 1 Councilman Lindman.

Citizens Comments: Pat Curtis – Thank you to all councilmembers who returned her phone call, Councilman Bolen and Councilman Lindman did not return her call. Dan Caldwell – Bel Arco owner, he has a couple of investors looking at that property. Tim Curtis – Thank you to the City of Bull Shoals moving forward. Linda Fawcett – Glad to be a part of working through the budget committee. Brenna Farrel – no longer coming to meetings, wants the city camera to face the council desks.

Mayors Comments: Councilman Mike Howell named Mayor Pro-Tempore under ACA 14-43-501(b)(3)(a). All city credit cards are returned to the admin and all purchases need purchase orders attached.

Adjournment: Motioned by Councilman Mienking, 2nd motioned by Councilman Howell. Ayes: 5, Nays 0

APPROVED:



Mayor Bill Stahlman

ATTESTED:



Recorder Paula Reynolds

EXHIBIT C.

City of Bull Shoals

P.O. Box 390 -706 C.S. Woods Blvd. – Bull Shoals, AR 72619

Website: www.cityofbullshoals.org

Phone: (870) 445-4775 – Fax: (870) 445-4948

08/06/2025

Ms. Celine Colling,

Records show that you are the owner of 211 Alford Dr.

The City of Bull Shoals has not been able to contact you concerning this house being a danger to the community. The City Council has acted and passed an Ordinance 2025-2 to condemn this property as of January 30, 2025, due to the tree on the house and the premises not being kept free from high weeds, high grass, garbage and rubbish in the yard, according to Ordinance 2008-02. First notice, citation, was posted on the property on 04/04/2025, giving you 7 days to respond.

With no response and the city not being able to contact you, the City Council has had the tree removed from the house and then sealed any access to the house to prevent anyone from entering due to safety concerns to the public.

This letter is now your 2nd notice required by law to take care of this property.

The City of Bull Shoals will place a lien on this property to recover expenses that have been spent.

Administrative fee: \$275.00

Title Search: \$200.00

Tree Removal: \$2500.00

Material, Labor, and Travel for items to seal access to house: \$823.19

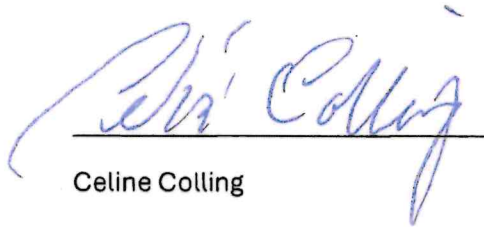
Total owed to the City of Bull Shoals: \$3798.19

Respectfully,

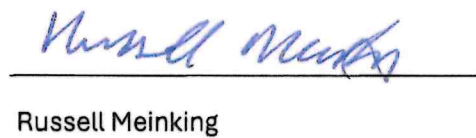
City of Bull Shoals City Council

Wednesday, August 6, 2025

Paperwork describing a clean-up lien, describing the dollar amount the city has spent was delivered and discussed with Celine Colling. Celine was in the Marion County Detention Center. This is in reference to the property located at 211 Alford Street, Bull Shoals, AR 72609.



Celine Colling



Russell Meinking

OWNERSHIP RECORD AND DESCRIPTION										APPRAISAL SUMMARY											
Owner Name		COLLING, JEFFREY DAVID, SR. & SCOTT COLLING, CELINE KATRINE								Land		18,000		Improvements		0		Total Appraised		18,000	
Property Address		AR COLLING, JEFFREY DAVID, SR. & SCOTT COLLING, CELINE 211 ALFORD DRIVE BULL SHOALS, AR 72619								Assessed Land		3,600		Assessed Improvements		0		Total Assessed		3,600	
Exemption Status		NONE-EXEMPT								ASSESSMENT HISTORY (First 6 of 22 records shown)											
LEGAL DESCRIPTION		LEGAL DESCRIPTION								Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments					
Lot 10										2025	3,600	0	3,600	3,600	No	AH Mass Update - Advance Amendment					
Block 4		Law/Long /								2024	3,600	0	3,600	3,600	No	ADVACNE AMENDMENT 79 Mass Upd					
Subdivision		MCDONALD MEADOWS								2022	3,600	0	3,600	3,600	No	ADVANCE VALUES 2022MASS UPDA					
School District		26B Nbdh Code BSA Market MARI								2021	3,600	0	3,600	3,600	No	2021 REAPPRAISALMASS UPDATE -					
Acres		0.00 Timber 0.00								2020	3,600	0	3,600	3,600	No	AAHMASS UPDATE - ADVANCEAMEN					
Old Parcel		15790								2019	3,600	0	3,600	1,920	No	ADVANCE AMEND 79 LIMITATIONS. J					
Legal Description		19-20-15								OWNERSHIP RECORD (First 6 of 8 records shown)											
ALL LOT 10 EX W. 25' BLOCK 4																					
										Date	Amount	Purpose	District	Amount	IMPROVEMENT DISTRICTS						
													BSFD	0.00	BULL SHOALS FIRE DISTRICT						
										LAND RECORD											
										Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adj	Adj Reason	Value
										RESHS			0	0		1	1.00 LI	18,000.00			18,000
										TOTALS											18,000
										COMMENTS											
										6/02/14, C.U. ADDRESS CHG PER COLLECTOR											
										50% ADJ. VACANT, RMT 11/14/00											
										1/9/01 AAG DC ON LORLETE CREEDLE 01-00064 & WINIFRED CREEDLE 01-00065											
										10/1/01 AAG REDEMPT DEED REC'D 8/27/01 2001-03536 IN THE NAME OF FRED CREEDLE DS.;											
										REVIEW RECORD											
										Action	Date	By	BSFD		USE CODES						
										ENTERED	04/06/23	KAR									
										INSPECTED	03/29/23	PG									
										REVISITED	03/29/23	PG									
										INSPECTED	03/27/23	AH									
										ENTERED	11/07/17	SEO									
										INSPECTED	10/25/17	AH									
										REVISITED	10/25/17	AH									
										NOTICE	07/11/16	TJN									

Printed by JLB on 8/14/2025 8:42:11 AM

OCCUPANCY			STORY HEIGHT			GRADE			AGE			LIVING AREA			BASEMENT			BUILDING COMPUTATION										
Single	Multi	Mobile	One	SL	One+	Two	Basic Grade		Built		Future		First Floor	Second Floor	Unfinished		Base Price											
Family	Family	Other					Adj %		Age		Future				Fin w/o Part		Grade Adj Factor											
							Future Grade		REL		Future				Fin with Part		Grade +/- Factor											
							Future Adj %								Area		Story Height Factor											
EXTERIOR WALLS			HEAT & AC																									
Masonry Veneer			Central														Composite Factor											
Comb Mas/Frame			Hot Air Forced														Adj Per Sqft Price											
Standard Frame			Floor/Wall Furnace														Total Base Sq Footage											
Lowcost Frame			Elec Base/Ceiling														Base Value											
			Hot Water/Steam																									
			None																									
FOUNDATION			FLOOR COVER															ADJUSTMENTS TO BASE										
Slab			Carpet/Vinyl																									
Closed Piers			Hard WD/SH																									
Open Piers			Hard WD/POT																									
FLOOR STRUCTURE			Linoleum																									
Elevated Slab			Ceramic																									
Wood Subfloor			Stone																									
Slab on Grade			Softwood																									
ROOF TYPE			None																									
HIP			Gable																									
Mansard			Flat																									
PLUMBING			Total Area																									
Gambrel			Dormer																									
Arch			Shed																									
ROOF COVER			Extra Charges																									
Asphalt			Forglass																									
Wd Shing			Shakes																									
Tile			RollMtl																									
Other			Galv Aln																									
FIREPLACE			Sgl-1S			Dbl-1S																						
INSULATION			Sgl-2S			Dbl-2S																						
Floor			Low																									
Wall			Avg																									
Ceiling			Good																									
YARD AND OTHER IMPROVEMENTS																		CALCULATION SUMMARY										
Item																		Qty	Grade	Age	Rate	REL %	Loc Fact	HS	Value	Replacement Cost New		
																										Remaining Life %		
																										RCNLD		
																										Flatted Additive Items		
																										Location Factor		
																										Adjusted Value		
																										Total OBVI		
																										Total Value		
																										Adjustment Factor		
																										Final Value		
																		Total of all OBVI Items :										

Parcel Key 19092

OWNERSHIP RECORD AND DESCRIPTION										APPRAISAL SUMMARY																			
Owner Name COLLING, JEFFREY DAVID, SR. & SCOTT COLLING, CELINE KATRINE										Land		18,000		Improvements		88,450		Total Appraised		106,450									
Property Address 211 ALFORD DR										Assessed Land		3,600		Assessed Improvements		17,690		Total Assessed		21,290									
Taxpayer Name BULL SHOALS, AR 72619										Year		Land		Improvements		Full Value		Effective Value		Homestead?		Comments							
Address 211 ALFORD DRIVE										2024		3,600		17,690		21,290		21,290		No		ADVANCE AMENDMENT 79 Mass Upd							
BULL SHOALS, AR 72619										2022		3,600		17,690		21,290		21,290		No		ADVANCE VALUES 2022MASS UPDAT							
										2021		3,600		17,690		21,290		21,290		No		2021 REAPPRAISALMASS UPDATE -							
										2016		3,600		16,550		20,150		20,150		No		2016 REAPPRAISALMASS UPDATE -							
Exemption Status NON-EXEMPT										2015		2,800		21,700		24,500		24,500		No		2015 UPDATE - RUMMASS UPDATE - A							
LEGAL DESCRIPTION										2014		2,800		21,700		24,500		24,500		No		REMOVED HS NOW IN WASHINGTON							
Lot 9										OWNERSHIP RECORD (first 6 of 8 records shown)																			
Block 4		Lat/Long		/		Stamps		Price		Grantor/Grantee		Date Sold		Book/Page		Type		Remarks											
						181.50		55,000		LEE, WILEY G, JR. & LISA J TO COLLING, JEFFREY D		02/27/2019		2019/00491		WD		OPI											
Subdivision		MCDONALD MEADOWS				247.50		75,000		CREEDLE TRUST TO LEE		08/23/2001		2001/03486		WD		WD OPI											
School District		26B		Nhd Code BSA		Market MAR1		0.00		0 TRUST		11/30/1993		400/12		WD		WD											
Acres		0.00		Timber 0.00		0.00		84,000		WD		11/06/1992		386		HIST		OPI											
Old Parcel		15789				0.00		0		S/36 RECORD		12/04/1991		377/35		HIST		HIST											
Legal Description 19-20-15										BUILDING PERMIT RECORD										IMPROVEMENT DISTRICTS									
LOT 9		BLOCK 4				Date		Amount		Purpose		District		Amount		Comment													
												BSFD		0.00		BULL SHOALS FIRE DISTRICT													
												</																	

OCCUPANCY		STORY HEIGHT		GRADE		AGE		LIVING AREA		BASEMENT		BUILDING COMPUTATION						
Single Family	Multi Family	One	SL	One+	Two	Basic Grade	4	Built	0	Unfinished	0	Base Price	55.25					
						Adj %	0	Age	28	Fin w/o Part	0	Grade Adj Factor	0.850					
						Future Grade		REL	62	Fin with Part	0	Grade +/- Factor	1.000					
						Future Adj %				Area	0	Story Height Factor	1.000					
EXTERIOR WALLS		HEAT & AC										Composite Factor		0.850				
Masonry Veneer	X	Central										Adj Per Sqft Price		46.96				
Comb Mass/Frame		Hot Air Forced										Total Base Sq Footage		1,519				
Standard Frame		Floor/Wall Furnace										Base Value		71,332.00				
Lowcost Frame		Elec Base/Ceiling										ADJUSTMENTS TO BASE						
		Hot Water/Steam										Foundation		1,519	0.000	0		
		None										Floor Structure		1,519	0.000	0		
FOUNDATION		FLOOR COVER										Floor Insulation		1,519	0.000	0		
Slab		Carpet/Vinyl										Wall Insulation		1,519	0.000	0		
Closed Piers	X	Hard WD/SHT		1519								Ceiling Insulation		1,519	0.000	0		
Open Piers		Hard WD/PQT		0								Roof Cover		1,807	0.000	0		
FLOOR STRUCTURE		Linoleum		0								Plumbing Fixtures		1	932.000	932		
Elevated Slab		Ceramic		0								Fireplaces		1	1,315.000	1,315		
Wood Subfloor	X	Stone		0								Basement		0	0.000	0		
Slab on Grade		Softwood		0								Heat and A/C		1,519	0.000	0		
ROOF TYPE		None		0								Floor Cover		1,519	7,950	12,076		
Hip	Gable	X	Total Area	1519														
Mansard	Flat		PLUMBING															
Gambrel	Dormer		Full Bath (3F)	2														
Arch	Shed		Half Bath (2F)	0														
ROOF COVER		Extra Charges		0														
Asphalt	X	Fiberglass	Rough-Ins	0														
Wd Shng	Shakes		None															
Tile	Roll/Mill																	
Other	Galv Alm																	
INSULATION		Sgl-1S		1		Dbl-1S												
Floor			Low	Avg		Good												
Wall	X					X												
Ceiling	X																	
YARD AND OTHER IMPROVEMENTS													CALCULATION SUMMARY					
Item													Value		Replacement Cost New		91,950	
CDW - CONCRETE DRIVEWAY													1,627		Remain Life %		62	
FFD - FRAME FIN DETACHED													9,781		RCNLD		57,009	
FFD - FRAME FIN DETACHED													0		Flatted Additive Items		0	
MW - WALLS BRICK OR STONE													434		Location Factor		1,190	
PS - PATIO SLAB 20 x 12													331		Adjusted Value		67,841	
UB4-X - UTILITY BUILDING 4-X 20 x 16													1,478		Total OBYI		13,651	
FLAT FOB NV													0		Total Value		81,492	
Total of all OBYI Items :													13,651		Adjustment Factor		1,000	
															Final Value		81,492	

SEP

GLA

FFD

RB 1/23/23 INCR AGE (ROUGH SHAPE), CHANGE DES TO UB4-X, REMOVE CLEM, CHANGE FOB TO W/V
RB/RM/12/17-INCR AGE. CHANGED HEAT AND AC TO NONE. ADDED PS AND FLAT FOB.

