




2014 – 2018 ASHLEY COUNTY REAPPRAISAL



ACT

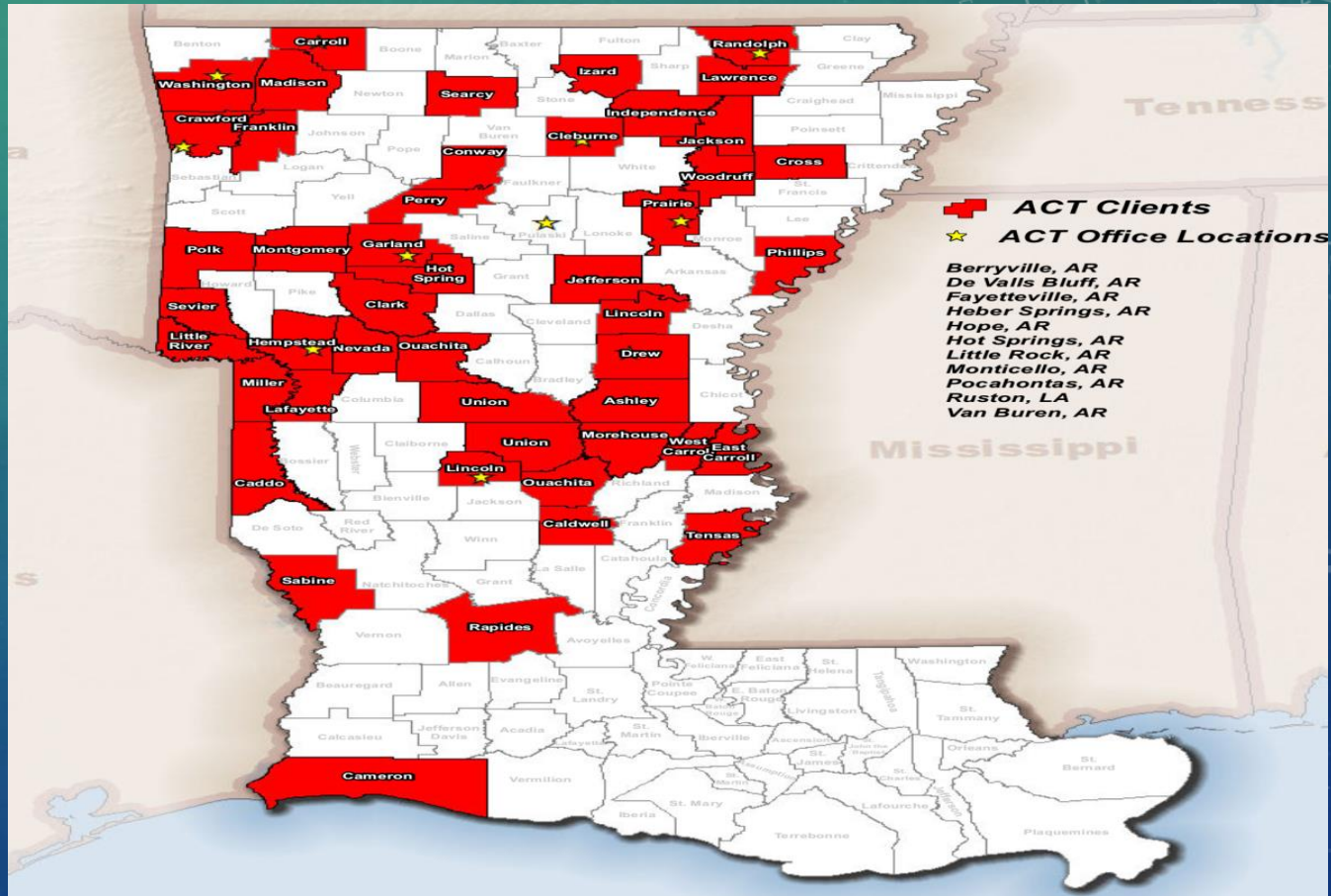
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Ashley County

Assessor's Office

Last Update: 6/22/2018



Beth Rush

Assessor, Ashley County

Welcome to the Ashley County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

(870) 853-2060

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Jefferson County will be completing a comprehensive, countywide reappraisal cycle this summer. The new appraised and assessed values based on this current reappraisal will be available on this website after the Jefferson County Board of Equalization certifies all property valuations. Boards of Equalization in Arkansas typically terminate their annual sessions around the end of October.

Name

Parcel

Property ID

Physical Address

Mailing Address

Subdivision

S-T-R

Name Search

First Name

Business / Last Name

Starts With ▾

Search

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Ownership Description					Assessment Summary							
Name: PACK RONALD KEITH & NIKKI D					Type:RI	Res.Impr	Year	2013	20%	2012	20 %	
602 HICKORY ST					Taxable:		Land	4,950	990	4,950	990	
CROSSETT					Neigh: ACCR7		Bldgs	47,550	9,510	40,950	8,190	
Subd.: CR004B FOREST PARK F.					Owner: 13460		Total	52,500	10,500	45,900	9,180	
S-T-R:20-18-08					Status:	Tax Status:V	Review Record					
T.D.: CRC CROSSETT					Block:001	Lot:	Date	By	Reason	Land	Buildings	Total
Location: 602 HICKORY ST					City:CROSSETT CITY		10/24/2014	SLM	CB	4,950	47,550	52,500
Legal: FOREST PARK ADDITION PT LOT 2 STARTING AT THE BLOCK					Map:		COMBINED WITH PARCEL 706-01199-000 FOR 2014					
CORNER PIN MARKING THE SE CORNER OF BLOCK NO. 1,					Old PID:		7/2/2013	RKP	RV	4,950	47,550	52,500
FOREST PARK ADDITION, SAID PIN BEING ON AN OFFSET OF							7/8/2008	RKP	RV	4,950	40,950	45,900
ONE FOOT EAST AND ONE FOOT SOUTH FROM SAID BLOCK							7/1/2003	JDW	RV	4,400	43,850	48,250
							6/8/2000	NDP	NC	4,000	39,650	43,650
							ADDED GARC					
							7/27/1998	PBK	RV	4,000	35,400	39,400

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	1,446	1,810	4--10	1946		A	71,144	65O	46,243			46,243		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														1,309		
Total														47,550		

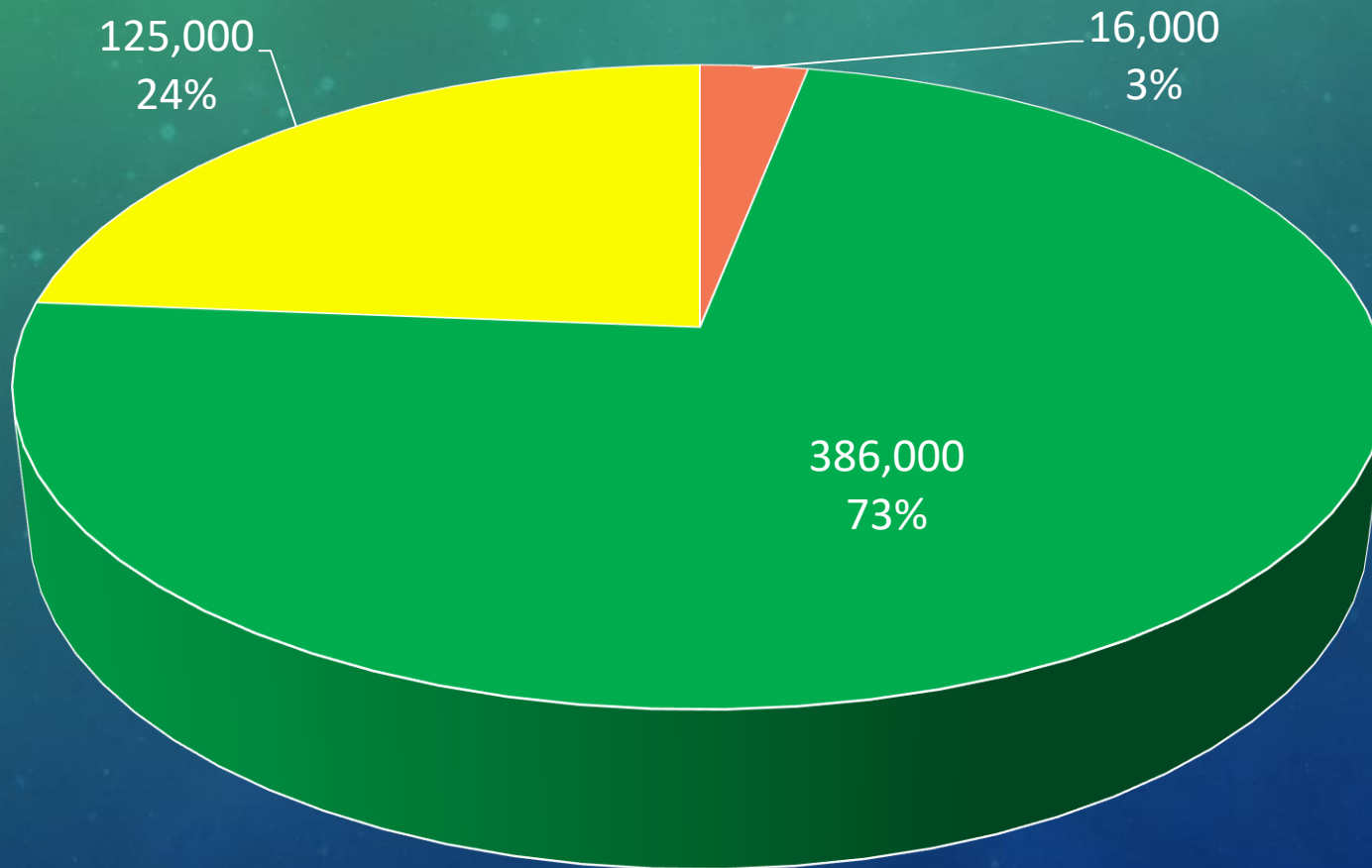
Ext Wall	Roof Type	Sketch Area	Building Computation
VINYL	<input type="checkbox"/> Hip		Base Price 35.80
<input checked="" type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade .900
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor 1.000
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor .805
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor .725
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF 25.96
Foundation	<input type="checkbox"/> Dormer		Total Base SF 1,446
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Shed		Base Value 37,538
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		
<input type="checkbox"/> Slab	Roof Cover		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing		
Floor Struct	<input type="checkbox"/> Fib Shing	<p>AACU14L16U24R49D14L9D24L7XD3L3XL5XL3U3XL6 ABU14L16U24R36CU10*13 ACR24U24R9U16CR14*26 ADCL16*14 AEU14L16U24CU10*36 AFU14L16U24R49U2CU10*14</p> <p>8/9/2017: CHANGED CPDF TO CPPDF.</p>	Adjustments to Base
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing		Item
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes		S.F./Qty
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate		Rate
<input type="checkbox"/> Other	<input type="checkbox"/> Roll Metal		Total
Insulation	<input type="checkbox"/> Other		
<input type="checkbox"/> Floor	Plumbing		
<input checked="" type="checkbox"/> Wall	Full 1		
<input checked="" type="checkbox"/> Ceiling	Half		
Heat/Cool	Extra		
<input type="checkbox"/> None	Fireplaces		
<input type="checkbox"/> Hot Air/F	Type		
<input type="checkbox"/> F/W Furn	Count		
<input checked="" type="checkbox"/> Central			
<input type="checkbox"/> Elec Base			
<input type="checkbox"/> Elec Ceil			
<input type="checkbox"/> Other			

Outbuildings and Yard Improvements											
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC HS
CDW		8	50				.00N	1.000			
CLF5		280					6.24	1.000	40O	699	
CPPDF		18	20				4.47	6 .812	30O	392	
CCW							.00N	1.000			
Total											
										1,091	

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A DWG	1446	35.80	.725	37,538	
B OP	130	11.32	.881	1,296	
C GARC	364	28.64	.805	8,394	
D PCA/PS	224	5.44	.917	1,118	
E OP2	360	5.86	.881	1,858	
F PS	140	1.97	.917	253	
Total of Above				59,287	
Market Adjustment				1.200	
Total Structure RCN				71,144	
Inspected: JRG 8/9/2017				Contact: NH	
Revisited: RKP 7/8/2008				Int.Est?:	
Entered: ANS 9/5/2017				Sk. File:	
Printed: 6/28/2018				Status:	

AGRICULTURAL LAND USE

527,000 Total Acres

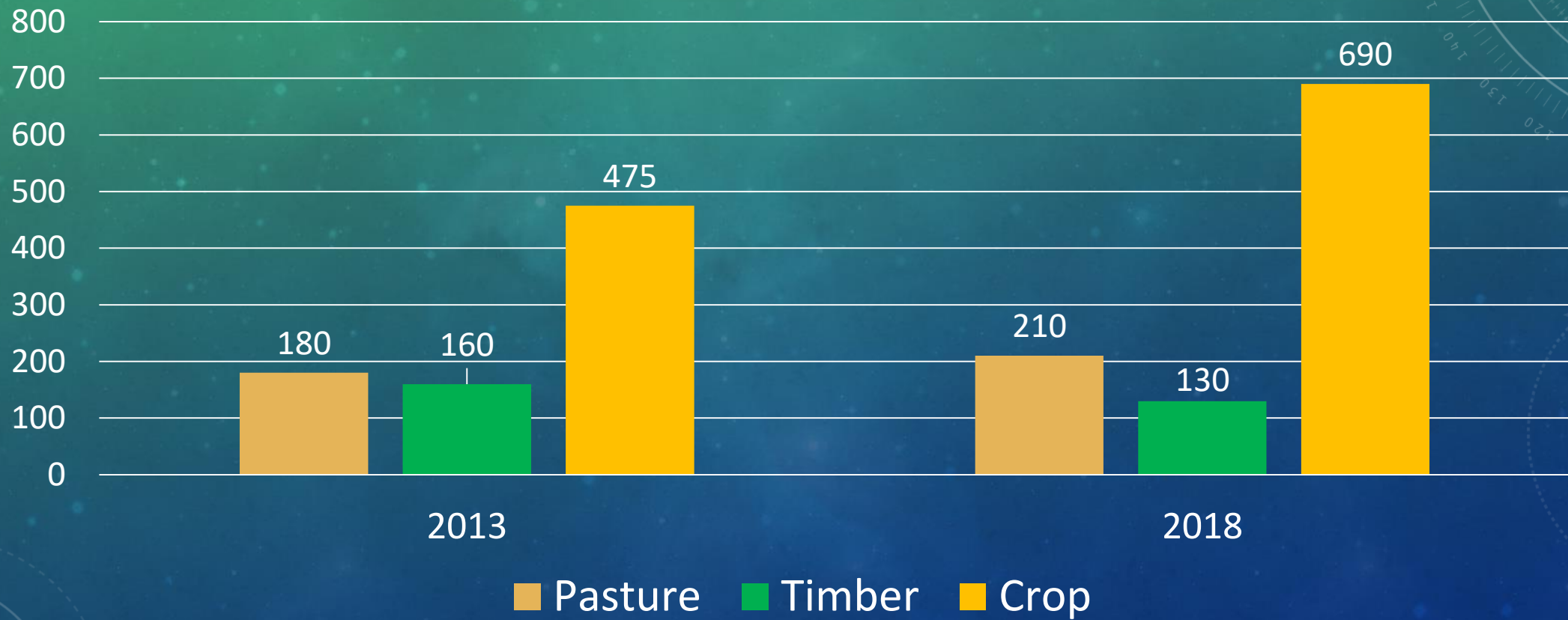


■ Pasture

■ Timber

■ Crop

AGRICULTURAL USE PRICE PER ACRE



ASHLEY COUNTY

- 2008 Appraised Value = \$ 812.5 Million
- 2013 Appraised Value = \$ 830 Million
- 2018 Appraised Value = \$ 932 Million
- 2014 – 2018 New Construction = \$ 34.2 Million
- If new construction is deducted from the 2018 appraised value of \$ 932 million then existing properties and agricultural property indicate a total of \$897.8 Million

Ashley County Assessor
and Board of Equalization
205 E. Jefferson St. Box 2
Hamburg, AR 71646

Notice of Real Estate Value Change

This is NOT a Tax Bill

PACK RONALD KEITH & NIKKI D

602 HICKORY ST

CROSSETT AR 71635-3508



A value change has been made on the property described below. The new value will be used to calculate property taxes for the assessment year 2018 for taxes due in 2019. The last countywide reappraisal in Ashley County was completed in 2013.

Section I. Description

Parcel: 706-01199-000
Address: 602 HICKORY ST
School: CRC CROSSETT

RPID: 22222

S-T-R: 20-18-08

Legal: FOREST PARK ADDITION PT LOT 2 STAI

Acreage: 0.410

Subdivision: FOREST PARK F.

Lot:

Block: 001

Homestead: NO **Over 65:** NO **Disabled:** NO

These indicators are for the Homestead Tax Credit and taxable value increase limitations for 2018: see Section VI. on reverse side for the explanation.

Penalties are established by law for failure to notify the Assessor of change in homestead eligibility.

Section II. Reason for this Notice

Countywide Reappraisal

Section III. Valuation

	Assessment Year	Estimated Market Value	Assessed Value (20% of Market)	Taxable Value*	
Previous Value:	2012	45,900	9,180	10,500	
Current Value:	2013	52,500	10,500	10,500	
Estimated Tax Amount**	\$567.74		Estimated Tax Change**	\$0.00	

*Current Taxable Value is the Previous Taxable Value plus any allowed annual increases provided by Amendment 79. See "Limitations on Taxable Value Increases Provided by Amendment 79" in Section VI on reverse side of this form. The Taxable Value is multiplied by the millage rate to compute the amount of base taxes. Taxable Value may become the current assessed value (20% of Market) after the sale of property.

**Estimated Tax Amount and Change is based on 2018 millage rates and reflects any Homestead Credit and/or assessment limitation that may apply. Your actual real estate tax bill will be adjusted by any millage changes. The amount shown does not include any special improvement assessments or timber taxes.

Notice of Real Estate Value Change - Ashley County, Arkansas
This is NOT a Tax Bill

Section IV. Your Rights

You have the right to informally review the reason and new valuation with an appraiser. If you have any questions about the new estimated market value or wish to have it reviewed, please contact:

The Appraisers will be available through August 20th between 8:30 am and 4:30 pm
at phone number 870-376-4140.

If you have any questions about the Homestead Credit please contact the Ashley County Assessor
at (870) 853-2060.

You have the right to appeal the new valuation to the Ashley County Equalization Board (even if it was changed during an informal hearing). To schedule an appointment with the Board please call (870) 853-2020. The Equalization Board will be in regular session from August 1 through September 30. You must schedule your appointment on or before August 21, 2017.

You have the right to appeal the Equalization Board's decision to the County Court and then to the Circuit Court. You must, however, appeal to the Equalization Board before proceeding further.

Section V. How You May Appeal Your New Estimated Market Value

Under A.C.A. § 26-27-317, you have the right to appeal the valuation of your property as determined by the County Assessor.

You or your agent have the right to present to the County Equalization Board any evidence you believe supports a valuation of the property that is different from the valuation set by the County Assessor.

After all evidence has been submitted by you and the County Assessor, the Equalization Board shall consider all evidence presented at the hearing and make a determination based on the preponderance of the evidence to either accept the County Assessor's valuation or raise or lower the valuation of the property.

Section VI. Limitations on Taxable Value Increases Provided by Amendment 79

0% Limitation: Taxable Values on properties SERVING as the *principal place of residence* for any owner who is disabled or who reaches 65 years of age before January 1, 2018 shall be assessed at a level no greater than the Assessed Value as of the **later of:** (i) the date the owner attained age 65 or became disabled; or (ii) the date of purchase if the residence is purchased after attainment of age 65 or disability, per ACT 49 of 2017 (providing claim has been filed with Assessor and proof has been furnished) plus the full assessed value on any modifications made to the property that were not previously assessed.

OR

5% Limitation: Homestead eligible Taxable Values on properties SERVING as the *principal place of residence* for all other owners shall be limited to a 5% increase over the Previous Taxable Value (providing claim has been filed with Assessor) plus the full assessed value on any modifications made to the property that were not previously assessed. The 5% increase will occur yearly until the full assessed value is reached or the property sells.

OR

10% Limitation: Non-Homestead Taxable Values such as agricultural, commercial and/or industrial developments, or any other property NOT SERVING as owner's principal place of residence shall be limited to a 10% increase over the Previous Taxable Value plus the full assessed value on any modifications made to the property that were not previously assessed. The 10% increase will occur yearly until the full assessed value is reached or the property sells.

AND

\$350.00 Homestead Tax Credit: Amendment 79 and subsequent Acts also provide that homeowners may receive UP TO a \$350.00 tax credit on property serving as their principal place of residence. If this property is your principal place of residence and you have not previously filed this information with the County Assessor, you should do so immediately. The deadline to apply for the 2018 Homestead Credit is October 15, 2019.

Note: A parcel may contain both Homestead and Non-Homestead eligible property.

If property sells the taxable value may become 20% of the market value the following year.

PROCESS TO APPEAL ASSESSMENT

1. Informal Hearings – Call 501-404-2939 or 844-390-7793 Toll Free

2. Board of Equalization

Marilyn Chambers

Henery David Burns

James Phifer

Katie Hartley

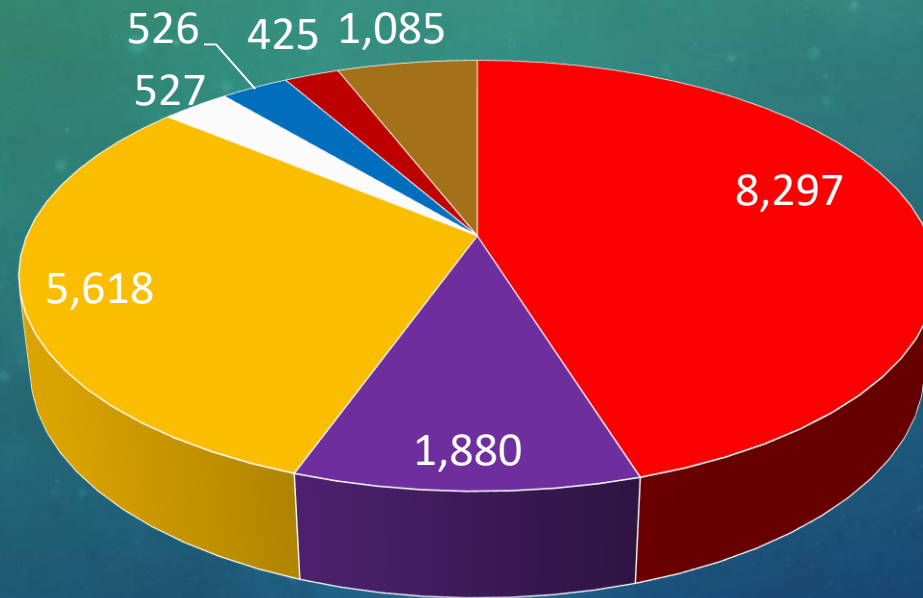
Robert (Bob) Bridges

3. County Court

Judge Jim Hudson

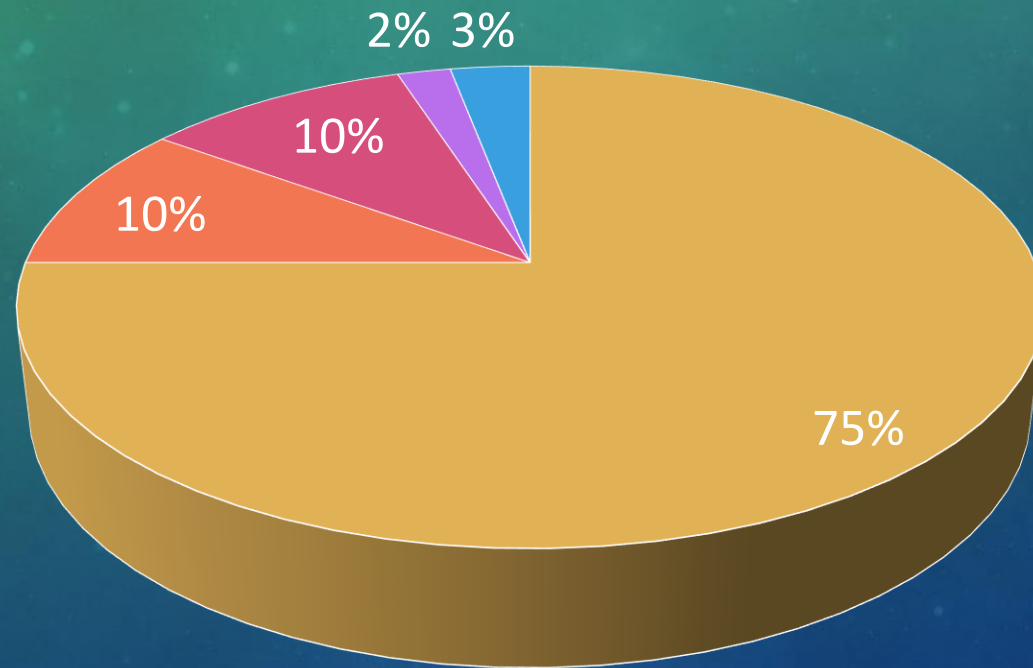
4. Circuit Court

PARCEL COUNT BY TAX DISTRICT



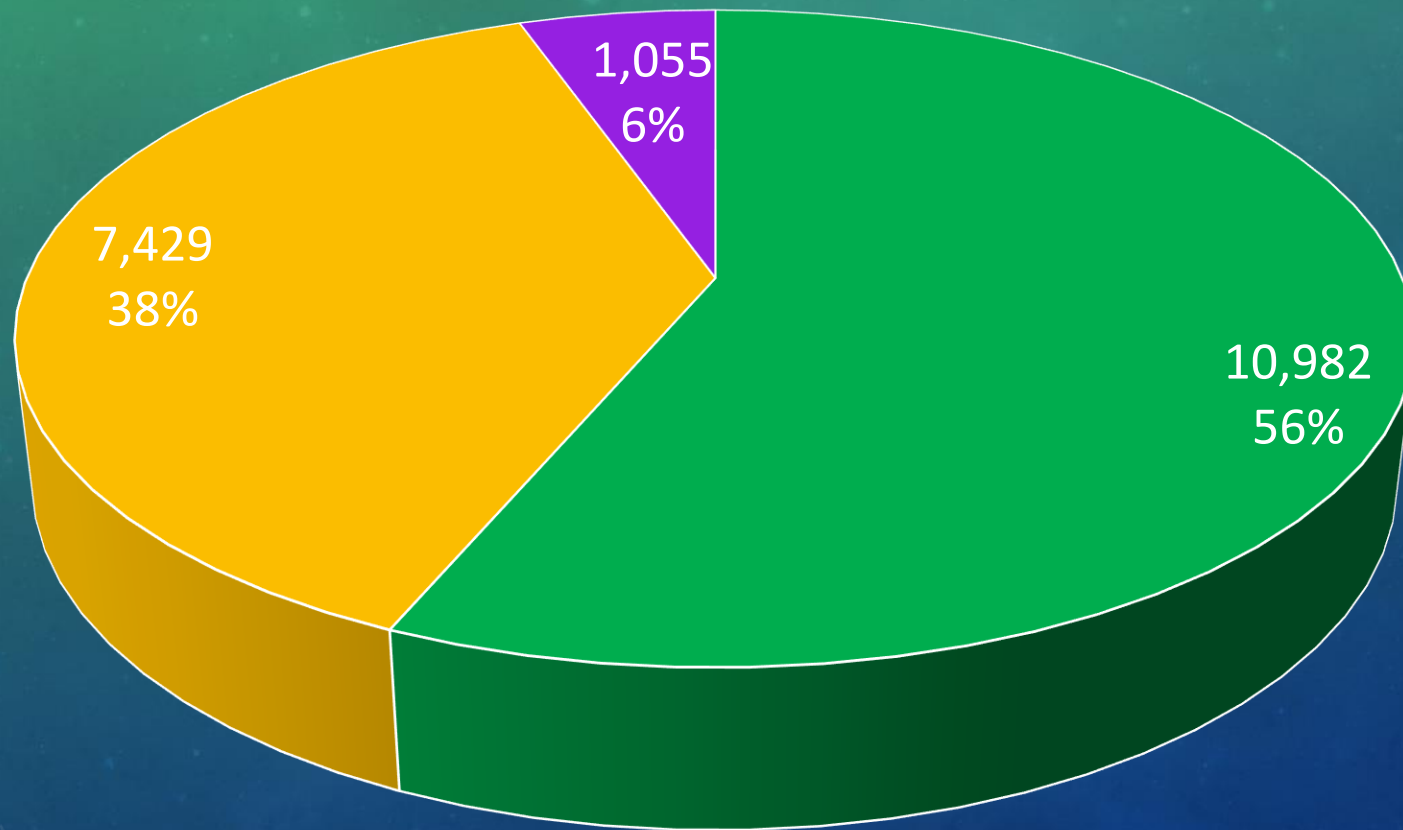
■ Crossett ■ Fountain Hill ■ Hamburg ■ Montrose ■ Parkdale ■ Portland ■ Wilmot

PERCENT OF TAXES TO ENTITIES



■ Schools ■ City ■ County General ■ Library ■ Road

PARCEL COUNT BY PROPERTY TYPE



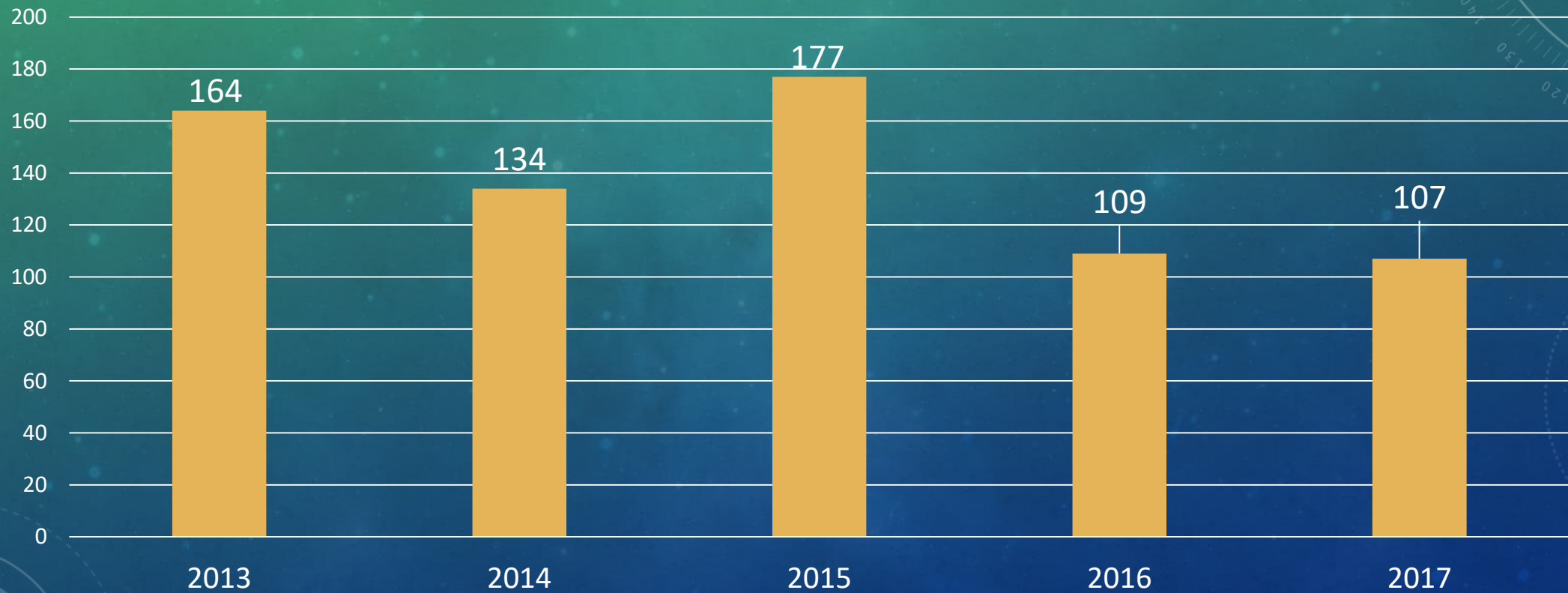
Residential

Agricultural

Commercial

RESIDENTIAL SALES

Sold Properties



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