

Nevada County Assessment

Done by Arkansas Cama Technologies

Ownership Description				Assessment Summary																																																											
Name: LAFRANCE, STEPHEN L. PHARMACY, I ATTN: REAL ESTATE 2100 BROOKWOOD DR. LITTLE ROCK AR 72202 Subd.: PS0330 04-11-22 PRESCOTT CITY METES & BOUNDS S-T-R: 04-11-22 Acres: 0.82 Tax Unit: 14C PRESCOTT Location: 1430 W 1ST N Legal: PT W/2 W/2 SE		Type: Cl C.Impr Neigh: PR0151 Owner: 76157 Block: Lot: City: PRESCOTT Map: Old PID:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2004</td> <td>20 %</td> <td>2003</td> <td>20 %</td> </tr> <tr> <td>Land</td> <td>26,000</td> <td>5,200</td> <td>28,800</td> <td>5,760</td> </tr> <tr> <td>Bldgs</td> <td>237,700</td> <td>47,540</td> <td>173,550</td> <td>34,710</td> </tr> <tr> <td>Total</td> <td>263,700</td> <td>52,740</td> <td>202,350</td> <td>40,470</td> </tr> </table>		Year	2004	20 %	2003	20 %	Land	26,000	5,200	28,800	5,760	Bldgs	237,700	47,540	173,550	34,710	Total	263,700	52,740	202,350	40,470	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>7/1/2004</td> <td>CJA</td> <td>RV</td> <td>26,000</td> <td>237,700</td> <td>263,700</td> </tr> <tr> <td>7/4/2001</td> <td>CJA</td> <td>RV</td> <td>28,800</td> <td>173,550</td> <td>202,350</td> </tr> <tr> <td>3/9/1999</td> <td></td> <td></td> <td>23,800</td> <td>225,000</td> <td>248,800</td> </tr> <tr> <td>1/1/1997</td> <td></td> <td></td> <td>10,000</td> <td></td> <td>10,000</td> </tr> </tbody> </table>		Review Record						Date	By	Reason	Land	Buildings	Total	7/1/2004	CJA	RV	26,000	237,700	263,700	7/4/2001	CJA	RV	28,800	173,550	202,350	3/9/1999			23,800	225,000	248,800	1/1/1997			10,000		10,000
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Trend		Street		Utilities		Topography		Landscaping																																																							
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent																																																											
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good																																																											
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average																																																											
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor																																																											
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None																																																											
Building Permit Record																																																															
Date	Amount	Purpose	Note																																																												

Ownership Record						
Date	Book	Page	Amount	Type	Grantee	Remarks
6/1/2007	586	309	420,000	SW	LAFRANCE, STEPHEN L. PHARMACY, I	
3/29/1997	478	177		WD	ROSS, MICHAEL A & HOLIDAY H	
3/29/1997	478	175		WD	ROSS, MICHAEL A & HOLIDAY H	
7/15/1996	471	627	10,000	WD	ROSS, MIKE	

Land Record												070-01745-001-C			
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	AC	HS
1	SF	35980.000	35980.000			.000		0.85	E	-15			25,996		
			0.000					0.00							



Total: 26,000

Property Description

Building: 1
 Business Name: HOLLY'S HEALTH MA
 Location
 Occu%/CQ/SH: DRUGST C4 16
 2:
 3:
 Occu P C%/MF:
 Stories: 1
 Age / YC: 1998
 Condition: A
 Effective Age:
 Avg Floor Area: 4240
 Avg Perimeter: 302
 Common Wall/%%:
 Eff. Perimeter: 302
 Total Height: 16
 No. Floors: 1
 Heat-Cool/%%: 9 100
 Sprinklers/%%:
 AC:

Structural Elements

Site Work

- 0 Excavate
- 1 Fill
- 2 Prep

Foundation

- 0 None
- 1 Concrete
- 2 Conc Block
- 3 Piers M
- 4 Piers W
- 5 Other

Floor Structure

- 0 None
- 1 Elev Slab
- 2 Lift Slab
- 3 Slab Grade
- 4 SJ Conc
- 5 SJ Sheath
- 6 WJ Sheath
- 7 Other

Floor Covering

- 00 None
- 01 Asp Tile
- 02 Brick M
- 03 Carpet
- 04 Cer Tile
- 05 Comp Floor
- 06 Gym Floor
- 07 Hardwood
- 08 Hwd Conc
- 09 Marble
- 10 Terrazzo
- 11 Vin Asb T
- 12 Vin Tile S
- 13 Other

Structural Frame

- 0 Steel
- 1 Rein Conc
- 2 Conc Block
- 3 Wood
- 4 Mason Pil
- 5 Rigid Fr
- 6 Other

Exterior Walls

- 00 Load Bear
- 01 Non Load B
- 02 Brick Sol
- 03 Brick Ven
- 04 Conc Block
- 05 Conc BI Br
- 06 Conc BI St
- 07 Conc BI Wd
- 08 Conc Rein
- 09 Glass
- 10 Pilaster
- 11 PreF Metal
- 12 Stone Ven
- 13 Tiltup P
- 14 Wd Siding
- 15 Wd Stucco
- 16 Dryv Tile
- 17 Other

Roof Structure

- A Slope A
- B Slope B
- C Slope C
- F Slope F
- 1 Conc J&S
- 2 Steel JC
- 3 Steel JS
- 4 Wood J&D
- 5 Other

Roof Covering

- 00 Asb Shing
- 01 Clay Tile
- 02 Comp Shing
- 03 Conc Tile
- 04 Corr Metal
- 05 Mtl Shing
- 06 Roll Roof
- 07 Slate
- 08 Wd Shake
- 09 Wd Shing
- 10 Tar&Gravel
- 11 Asp Shing
- 12 Other

Ceilings

- 00 None
- 01 Acoust
- 02 Fiberbd
- 03 Gunite SR
- 04 Metal
- 05 Paint DW
- 06 Plaster
- 07 Plywood
- 08 Furring
- 09 Susp Sys
- 10 Other

Interior Finish

- 00 None
- 01 Drywall
- 02 Gypsum Bd
- 03 Masonry
- 04 Paneling
- 05 Plaster
- 06 Pref Metal
- 07 Steel Fr
- 08 Wood Fr
- 09 Cer Tile
- 10 Other

Plumbing

- 0 None
- 1 Bathtub
- 2 Drink F El
- 3 Lavatory
- 4 Shower St
- 5 Sink
- 6 Solar HW
- 7 Urinal
- 8 Water Cl
- 9 Water Htr

Electrical

- 0 None
- 1 High A
- 2 Avg B
- 3 Min C
- 4 Unfin D
- 5 Qual 1
- 6 Qual 2
- 7 Qual 3
- 8 Qual 4

Appliances

- 00 None
- 01 Combo O/T
- 02 Dishwasher
- 03 Freezer
- 04 Garb Disp
- 05 Oven
- 06 Radio Int
- 07 Range Top
- 08 Refrig
- 09 Cooler
- 10 Other

Insulation

- 0 None
- 1 Floors
- 2 Walls
- 3 Ceilings
- 4 Roof
- 5 EnergySC
- 6 Other

Miscellaneous

- 00 Doors MC
- 01 Doors OH
- 02 Doors PG
- 03 Escalator
- 04 Frght Elev
- 05 Gut&Down
- 06 Kit Area
- 07 Pass Elev
- 08 Plt Glass
- 09 Signs
- 10 Sprinkler
- 11 TV Secu
- 12 Other

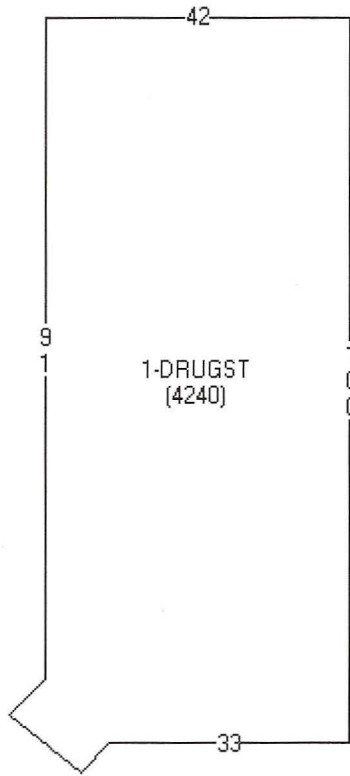
Heat/Cool

- 00 None
- 01 Cool Only
- 02 Elec Heat
- 03 Force Air
- 04 Heat Pump
- 05 Thru Wall
- 06 Susp Htrs
- 07 W/FI Furn
- 08 H/A-NZ
- 09 W&C Air
- 10 Evap

Sprinklers

- 1 Open Dry
- 2 Open Wet
- 3 Part Dry
- 4 Part Wet

Sketch



B/S	Occupancy	Area	Perim	Vector
1	DRUGST	4,240	302	AACU91R42D100L33XD4L4XXL10U8XXU5R5X

Comments

CANOPY ON FRONT IS INCLUDED IN BASE. 7/26/00 (CDC).

Outbuildings and Yard Improvements

Code	Type	B/S	Qty1	Qty2	UM	QR	Age	Rate	REL%	Value	AC
CANOPY	METAL		12	20			A	12.97	86.2	2,683	
DRIVUP	WINDOW							500.00F	86.2	500	
LIGHT	MVAPFX						1	744.00	86.2	641	
PAVING	CONC4R		30	55			A	2.99	60.0N	2,960	
PAVING	CONC4R		70	130			A	2.81	60.0N	15,343	
PAVING	CONC4R		42	103			A	2.81	60.0N	7,294	
SIGNPI	DFACEF		2	10			2A	114.39	86.2	3,944	
SIGNPI	DFACEF		4	10			1A	90.21	86.2	3,110	
SIGNPP			6	10			2A	50.69	86.2	874	

Total: 37,349

Calculator Pricing

Building/Section	<u>1</u>	
Base Cost per SF		44.49
Heat & Cool Systems		2.93
Sprinkler Systems		.00
Unadj Base Rate per SF		<u>47.42</u>
Story Multiplier		1.000
Current Multiplier		1.000
Local Multiplier		1.000
Wall Height Modifier		1.085
Area-Perimeter Multiplier		1.065
Total Adjustment Factor		<u>1.156</u>
Adj Base Rate per SF		54.82
Total Floor Area		4,240
Unit Multiplier		
R.C.N.		232,437
Physical % Good		86.2
Functional %		
External %		
REL %		86.2
R.C.N.L.D.		200,361
O.B./Y.I.		37,349
Total Cost		237,710

Total of all Sections: 237,700

Private Third Party Appraisal

By Adam Guthrie Jr. License No. SL0596

ADAM GUTHRIE, JR.

APPRAISALS
LICENSE NO. SL0596

August 27, 2009

Stephen L. LaFrance Pharmacy, Inc.
2100 Brookwood Dr.
Little Rock AR 72202

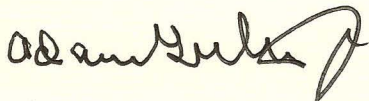
RE: Real Estate Appraisal
1430 West First Street N
Prescott, AR 71857
(Parcel # 070-01745-001C)

We have inspected and appraised the above captioned parcel, and estimate the current market value to be:

\$198,500 – One Hundred Ninety-eight Thousand Five Hundred Dollars

As of August 27, 2009.

Yours truly,



Adam Guthrie