

OWNERSHIP RECORD AND DESCRIPTION

Owner Name	CANE RIDGE HOLDINGS LLC
Property Address	113 & 115 BROADWAY WEST MEMPHIS, AR 72301
Taxpayer Name	CANE RIDGE HOLDINGS LLC
Address	532 APPERSON MARION, AR 72364
Exemption Status	NON-EXEMPT

Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments
2024	5,560	55,240	60,800	60,800	No	2024 Mass Update - Advance Amendme
2023	5,560	55,240	60,800	60,800	No	MASS UPDATE Mass Update - Advance
2022	5,560	55,240	60,800	60,800	No	ADVANCE 2022 UPDATE Mass Update
2021	5,560	55,240	60,800	59,920	No	2021 MASS UPDATE
2020	5,560	55,240	60,800	54,930	No	2020 REAPPRAISALMASS UPDATE -
2017	5,360	44,580	49,940	49,940	No	RLWMASS UPDATE - ADVANCEAMEN

LEGAL DESCRIPTION

Lot		
Block		Lat/Long /
Subdivision	HORSLEY	
School District	114	Nbhd Code C-VMM2 Market 01
Acres	0.54	Timber 0.00
Old Parcel	3650000000	

Stamps	Price	Grantor/Gantee	Date Sold	Book/Page	Type	Remarks
1,320.00	400,000	S & B INVESTMENTS INC TO CANE RIDGE HOLDING	08/06/2021	2021/04463	CWD	SCANNED IN LLC IN
745.80	225,000	S & B INVESTMENTS INC	04/11/1997	899/683	WD	WD
742.50	225,000	WONDER CITY RESTAURANT INC	04/11/1997	899/682	WD	WD
0.00	0	ABERNATHY W G	01/01/1910		HIST	

BUILDING PERMIT RECORD

Date	08/17/21	Amount	0	Purpose	NC 22 REVIEW VALUE VS SALE PRICE	District	209	Amount	25.00	Comment	ROAD DIST 9
Date	08/20/99	Amount	0	Purpose	RV REVIEW VS SALE PRICE	District	301	Amount	158.50	Comment	LEVEE DISTRICT
Date	09/17/97	Amount	0	Purpose	1570 AO 20 50X13 ADDITION TO REAR OF BLD	District	1108	Amount	23.00	Comment	DRAINAGE DIST 6

Date	Amount	Purpose	District	Amount	Comment
08/17/21	0	NC 22 REVIEW VALUE VS SALE PRICE	209	25.00	ROAD DIST 9
08/20/99	0	RV REVIEW VS SALE PRICE	301	158.50	LEVEE DISTRICT
09/17/97	0	1570 AO 20 50X13 ADDITION TO REAR OF BLD	1108	23.00	DRAINAGE DIST 6

LAND RECORD

Use Code	CL-2.75	Soil Code		Qtr Sec		Front	85	Rear	85	Depth	119	Depth %	1	Size	10115.00 Sf	Rate	2.75	Adj		Adj Reason		Value	27,816
	CL-2.75						16		16		94		100	1504.00 Sf		2.75						4,136	
	CL-2.75						40		40		189		100	7560.00 Sf		2.75						20,790	
	CL-2.75						10		10		85		100	850.00 Sf		2.75						2,338	
	CL-2.75													3550.00 Sf		2.75						9,762	

Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adj	Adj Reason	Value
CL-2.75			85	85	119	1	10115.00 Sf	2.75			27,816
CL-2.75			16	16	94	100	1504.00 Sf	2.75			4,136
CL-2.75			40	40	189	100	7560.00 Sf	2.75			20,790
CL-2.75			10	10	85	100	850.00 Sf	2.75			2,338
CL-2.75							3550.00 Sf	2.75			9,762

COMMENTS
 RU 8/17/21 2022=REVIEW VALUE VS SALE PRICE;
 4/5/13 TRC REAPP-TWT, EA=25
 6/5/09 JMS CREAM PAINTED BRICK, SAME RETAIL BUSINESS, 1/3 OF BLDG
 VAC PART TIME
 6/22/06 RAP TWO, ONLY 1 BUSN HERE, FLORIST, BLDG HAS HAD FACE LIFT,
 EA OK
 11/21/03 RAP NO CHNG, ALSO BROADWAY SATELLITES IS HERE;

REVIEW RECORD

Action	Date	By	USE CODES
ENTERED	09/11/23	SLE	B-353
INSPECTED	09/05/23	GL	L-1310
REVISITED	09/05/23	GL	
MAPTRC	1/124/20	TER	
NOTICE	07/09/20	DKG	
REVISITED	07/15/19	GL	
ENTERED	07/15/19	KLK	
INSPECTED	06/27/19	EV	

TOTALS	Acres	Value
	0.54	64,842

365000000000
Parcel Key 20209

Crittenden County, Arkansas - COMMERCIAL Property Card

PROPERTY DESCRIPTION

Business Name	ACCENT FLORIST/BARGIN TOWN		
Location	113 E BROADWAY		
Comment			
Total Area	7,370	Perimeter	344
Stories	1		
Year Built		Effective Age	32
Units			

LUMP SUM ADJUSTMENTS

Category/Description	REL	Quantity	Net Rate	Value
PAVING/ASPHALT, 2"-2"BASE	46%	12,600	1.83	23,058
SIGNS/ILLUM. PLASTIC DOUBLE	45%	30	129.25	3,878
SIGNS/ILLUM. PLASTIC DOUBLE	45%	20	129.25	2,585
SIGNS, POSTS OR POLES/10" DIAMETER	45%	20	66.00	1,320

OCCUPANCY LIST

Code	Description	%	GRD	Height
353	RETAIL STORE	100.00	C2	14

COMPONENT ADJUSTMENTS

Code	Description	%	Units
612	WARMED AND COOLED AIR	100	

CALCULATOR FINAL PRICING

Base Cost	377,344
Exterior Walls	+ 138,040
Heating & Air Conditioning	+ 76,574
Other Components	+ 0
Basic Structure	= 591,958
Basic Structure \$/SqFt	\$80.32
Net Lump Sums, Adjusted	+ 28,065
Replacement Cost New	= 620,023
Depreciation Amount	50.00%
M&S Depreciated Cost	310,013
Functional Depreciation	0
Economic Depreciation	0
Cost Factor	1.00
Units	1
RCNLD	310,010

Category/Description	REL	Quantity	Net Rate	Value
Total Gross Lump Sums (Unadjusted)				
				30,841

1/3 BLDG FLOWER SHOP
2/3 BLDG BARGIN TOWN

