

411 West Avenue C (870) 777-1420 Phone
P. O. Box 735 (870) 777-5219 Fax
Hope, AR 71802-0735

RESIDENTIAL HOUSE (5603 Hwy 371):

- Built in 1933.
- 1,490 sq ft, per appraisal.
- 1.355 acres.
- 3 bedroom, 1 bathroom.
- Pine tongue & groove flooring.
- Propane gas: cooktop, space heater.
- HVAC, ~2020.
- Metal roof, ~2020.
- Windows, ~2020.
- Electric water heater, 2023.
- Large closets, and multiple linen closets.
- Entergy.
- Willisville Rural Water.
- Septic.
- Brick exterior.
- Cottage style.
- Three double metal carports. (portable).
- Parcel 077-00066-001.
- STR 17-14-21.
- Type: (RI) Res. Improv.
- Estimated real estate taxes: \$391 - \$600 homestead tax credit = \$0.

Parcel: 077-00066-001
As of: 1/9/2026 11:09:04 PM

ID: 25472

Nevada County Report

Property Owner

Name: STONE, AMANDA
Mailing Address: 2228 NEVADA 17
ROSSTON, AR 71858
Type: (RI) Res. Improv.
Tax District: (1WV) NEVADA
Millage Rate: 58.10

House
\$110,000

Property Information

Physical Address: 5603 HWY 371
Subdivision: 17-14-21 WILLISVILLE CITY METES & BOUNDS
Block/Lot: N/A / N/A
S-T-R: 17-14-21
Size (Acres): 1.36
Legal: PT N & E OF PUB RD E SW

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	3,450	690	690
Building	55,000	11,000	6,032
Totals	58,450	11,690	6,722

Taxes

Estimated Taxes: 0
Homestead Credit: 391 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Status: (O) - OwnerOcc

Land

Land Use	Size	Units
N/A	1.355	Acres
Total	1.36	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/31/2025	N/A	N/A	N/A	N/A	N/A	STONE, AMANDA	N/A	Improved
2/11/2025	2025	588	N/A	N/A	N/A	STONE, AMANDA	N/A	Improved
2/11/2025	N/A	N/A	N/A	N/A	N/A	HATFIELD, PAULA	N/A	Improved
4/7/2021	2021	424	N/A	N/A	N/A	HATFIELD, PAULA	N/A	Improved
7/24/2012	2012	1450	Warr. Deed	72.60	\$22,000	HATSFIELD, PAULA	Unval.	Improved
3/25/2009	2025	589	N/A	N/A	N/A	STONE, AMANDA	N/A	Improved

Residential Card 1 Details

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Masonry Veneer	1490	4-10	N/A	1933	Average	N/A

Exterior Wall: BRICK

Foundation: Closed Piers

Heat/Cool: Central

Floor Cover: Carpet & Tile

Insulation: Ceilings

Roof Cover: Metal

Roof type: HipGable

Plumbing: Full: 1 Half: N/A

Fireplace: Type: 1s Sgl. Qty: 1

Floor Struct: Wood with subfloor

Basement: N/A

Basement Area: N/A

Year Remodeled: N/A

Style: N/A

Base Structure

Item	Label	Description	Area
A	DWG	Dwelling	1490
B	OP	Porch, open	20
C	FEP	Frame enclosed porch	60
D	OP	Porch, open	30

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Fence, chain link 6'	N/A	270	N/A	N/A	N/A
Storage/utility bldg. metal	N/A	10 x 20	N/A	N/A	N/A
Utility Bldg, Low, Dirt Floor	N/A	34 x 16	N/A	N/A	N/A
CPPDF	N/A	18 x 20	2	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2025	58,450.00	6,722.00
2024	58,450.00	6,416.00
2023	30,550.00	6,110.00
2022	30,550.00	6,110.00
2021	30,550.00	6,110.00
2020	30,550.00	6,110.00
2019	28,100.00	5,620.00
2018	28,100.00	5,620.00
2017	28,100.00	5,620.00
2016	28,100.00	5,620.00
2015	28,100.00	5,620.00

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

5603 Highway 371
Willisville, AR 71864
1.35 ac PT N & E OF PUBLIC RD E SW 17-14-21 NEVADA COUNTY ARK

FOR

KEVIN & AMANDA STONE

OPINION OF VALUE

110,000

AS OF

AUGUST 27, 2025

BY

Cindy Martin
Cindy Martin Appraisals
PO BOX 341
Magnolia, AR 71754
cinmartinrealtor@yahoo.com

Cindy Martin Appraisals
PO BOX 341
Magnolia, AR 71754

AUGUST 27, 2025

KEVIN & AMANDA STONE

Re: Property: 5603 Highway 371
Willisville, AR 71864
Borrower: KEVIN & AMANDA STONE
CLIENT Stone

Opinion of Value: \$ 110,000
Effective Date: AUGUST 27, 2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

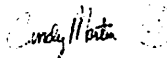
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Cindy Martin
License or Certification #: SR1742
State: AR Expires: 12/31/2025
cinmartinrealtor@yahoo.com

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT	Property Address	5603 Highway 371		City	Willisville	State	AR	Zip Code	71864	
	Legal Description	1.35 ac PT N & E OF PUBLIC RD E SW 17-14-21 NEVADA COUNTY ARK								
	Assessor's Parcel No.	077-00066-001		Tax Year	2025	R.E. Taxes \$	391	Special Assessments \$	NA	
	Borrower	KEVIN & AMANDA STONE		Current Owner	KEVIN & AMANDA STONE		Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		
NEIGHBORHOOD	Neighborhood or Project Name	WILLISVILLE		Project Type	<input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> HOA \$ /Mo.					
	Sales Price \$	NA	Date of Sale	NA	Description	S amount of loan charges/concessions to be paid by seller				
	Property rights appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold	Map Reference		Census Tract 0903.00					
	Note: Race and the racial composition of the neighborhood are not appraisal factors. Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow <input type="checkbox"/> Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos. Neighborhood boundaries THE SUBJECT PROPERTY BOUNDARIES WOULD BE NORTH OF WALDO, SOUTH OF ROSSTON, EAST OF BODCAW, WEST OF HWY 79. 120 High 100 NA High Predominant Predominant									
SITE	Dimensions	1.355 AC		Site area	1.355 AC		Shape	RECTANGULAR		
	Specific zoning classification and description	NONE								
	Zoning compliance	<input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal, attach description <input checked="" type="checkbox"/> No zoning								
	Utilities	Public	Other	Public	Other	Off-site improvements	Type	Public	Private	
IMPROVEMENTS	Electricity	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Street	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Gas	<input type="checkbox"/>	PROPANE	<input type="checkbox"/>	SEPTIC	Alley	UTILITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)?									
	Source(s) used for physical characteristics of property: <input checked="" type="checkbox"/> Interior and exterior inspection <input type="checkbox"/> Exterior inspection from street <input type="checkbox"/> Previous appraisal files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and tax records <input type="checkbox"/> Prior inspection <input type="checkbox"/> Property owner <input checked="" type="checkbox"/> Other (Describe): AR COUNTY RECORDS No. of Stories 1 Type (Det./Att.) DET Exterior Walls BRICK Roof Surface METAL Manufactured Housing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does the property generally conform to the neighborhood in terms of style, condition and construction materials? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach description. Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description. Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.									
I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property. My research revealed a total of 5 sales ranging in sales price from \$ 80,000 to \$ 150,000 My research revealed a total of 3 listings ranging in list price from \$ 80,000 to \$ 150,000 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.										
QUANTITATIVE SALES COMPARISON ANALYSIS	FEATURE		SUBJECT		SALE 1		SALE 2		SALE 3	
	5603 Highway 371 Willisville, AR 71864		303 W Walnut St Prescott, AR 71857		625 E Main St Prescott, AR 71857		310 W Pine St Taylor, AR 71861			
	Proximity to Subject		20.44 miles N		19.92 miles N		30.40 miles SW			
	Sales Price		\$ 125,000		\$ 100,000		\$ 110,000			
	Price/Gross Living Area		\$ 78.91		\$ 73.42		\$ 59.59			
	Data & Verification Sources		MLS, CO.REC		MLS, CO.REC		INSP, CO.REC, SELLER			
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION			
	Sales or Financing		NA		NA		NA			
	Concessions		NA		NA		NA			
	Date of Sale/Time		8-26-2025		7-19-2025		7-26-2024			
	Location		Rural/Neutral		Res/Neutral		Res/Neutral			
	Site		1.355 AC		.65 ac		2.08 ac			
	View		Hwy		Residential		Hwy			
	Design (Style)		Cottage		Cottage		Cottage			
	Actual Age (Yrs.)		1933/20-EFF		1874/20-eff		1942/20-eff			
	Condition		C-5		C-5		C-5			
	Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			
	Room Count		5 3 1		5 3 1.5		5 3 2			
	Gross Living Area		1,490 Sq. Ft.		1,362 Sq. Ft.		1,846 Sq. Ft.			
	Basement & Finished		NA		NA		NA			
Rooms Below Grade		NA		NA		NA				
Garage/Carport		NONE		NONE		NONE				
CH/A		FP, CH/A		CHA, FP		CHA				
Shop, stg. bldg, shed		shop, stg. bldg, shed		SHOP, STGBLDG		SHOP				
Net Adj. (Total)		-2,500		+7,500		-7,000				
Adjusted Sales Price of Comparables		\$ 122,500		\$ 110,600		\$ 103,000				
Date of Prior Sale		2012		No Previous Sale in past year		No Previous Sale in past year				
Price of Prior Sale		\$ 22,000		\$		\$				
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: and owner and information for all 3 sales was verified with tax records, previous appraisal and/or buyers. Summary of sales comparison and value conclusion: These are the best comparables known to this appraiser and reflect the current market value. All sites are based on value basis, as to location, top, supply and demand. The square foot adjustments were based on 33% across the board. This appraiser has not performed services as an appraiser, regarding the subject property within the prior three-year period. Reasonable "Exposure & Marketing" Time to sell homes in this area is 3 to 6 months. All Adjustments are my Opinion for a Current Market Value. All Southwest Arkansas surrounding areas were used in comparable searches due to the lack of sales in the smaller community areas.										
This appraisal is made <input checked="" type="checkbox"/> "as-is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or <input type="checkbox"/> subject to the following repairs, alterations or conditions:										
BASED ON AN <input type="checkbox"/> EXTERIOR INSPECTION FROM THE STREET OR AN <input checked="" type="checkbox"/> INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 110,000 AS OF AUGUST 27, 2025										

