

IN THE COUNTY COURT OF BAXTER COUNTY, ARKANSAS

COURT ORDER NO. 2024 - 52

Bradley C. Campbell Trustee
22394 Montera CT
Salinas, CA 93908

vs.

Baxter County, Arkansas

RE: Parcel #005-02771-017
2021 and 2022 Tax Years



File Type

C202400073

FILED FOR RECORD
BY: LISA PEMBERTON
08-13-2024 02:58:57 PM

ORDER COUNTY

CANDA REESE
BAXTER CO, AR CIRCUIT CLERK

ORDER

Now on this 13th day of August, 2024, comes on or before the Court the above-styled Petition and from all things presented to the Court and from the testimony of the witnesses herein, the Court doth find as follows:

1. That the Petitioner herein, Bradley C Campbell Trustee, has overpaid Real Estate taxes on the above-referenced property to Baxter County, Arkansas, for the following reason: Petitioner Bradley C Campbell Trustee paid excess taxes on the above parcel due to property being dual assessed for the 2021 and 2022 tax years.
2. The assessed value for Tax Year 2021 of 2750 was incorrect, the correct value and taxes collected on the said parcel should have been 0.00 and the assessed value for Tax Year 2022 of 2750 was incorrect, the correct value and taxes collected on said parcel should have been 0.00 since it was dual assessed for the 2021 and 2022 tax years.
3. The total amount of taxes overpaid due to the error on the 2021 and 2022 taxes by Petitioner Bradley C Campbell Trustee is \$253.63.
4. That according to ACA §26-35-901: "(1) When any person has paid taxes on any real property or personal property, erroneously assessed, as defined and described in ACA §26-28-111(c), upon satisfactory proof being adduced to the county court of this fact, the county court shall make an order directed to the county treasurer refunding to the person the amount of tax so erroneously assessed and paid. (2) All erroneous assessment claims for property tax refunds shall be made within three (3) years from the date the taxes were paid."

IT IS THEREFORE, CONSIDERED, ORDERED AND ADJUDGED that the Petitioner, Bradley C Campbell Trustee, is entitled to a refund from the Collector's office of Baxter County in the amount of **\$253.63**.

IT IS FURTHER ORDERED that said sum due and owing to the Petitioners shall be promptly paid by the Treasurer of the County; and the Collector of this County shall properly determine the taxing unit from which said refund shall be made and shall, along with the Assessor of this County, correct the books to properly reflect this real estate assessment.

IT IS SO ORDERED on this 13th day of August, 2024.



Kevin Litty
Baxter County Judge

IN THE COUNTY COURT OF BAXTER COUNTY, ARKANSAS

Bradley C Campbell Trustee
22394 Montera CT
Salinas., CA 93908

Baxter County, Arkansas
RE: 005-02771-017

PETITION FOR REFUND

Comes now Petitioner Bradley C Campbell, Trustee for Petition for refund. The Petitioner paid taxes in Baxter County on Parcel 005-02771-017 for the following years in error. This parcel was combined to 005-02771-041 in 2010 and should not have been double assessed. Since it was assessed twice, Petitioner are due a refund for the following year corrected values.

Year 2021	Previous Assessed Value	2750	Corrected Assessed Value	0
Year 2022	Previous Assessed Value	2750	Corrected Assessed Value	0

Petitioner is due a refund according to ACA 26-35-901 (1) When any person has paid taxes on any real property or personal property, erroneously assessed, as defined, and described in 26-28-111c, upon satisfactory proof being adduced to the county court of this fact, the county court shall make an order directed to the county treasurer refunding to the person the amount of tax so erroneously assessed and paid. (2) All erroneous assessment claims for property tax refunds shall be made within (3) years from the date of taxes paid.

That attached hereto is an Affidavit from the Assessor of Baxter, Arkansas and the Affidavit from the Collector of Baxter County, Arkansas verifying the facts of this Petitioners' incorrect assessed values are true. WHEREFORE, Petitioner prays for an Order from this Honorable Court directing a refund for taxes paid in error in Baxter County.

Respectfully Submitted,

Bradley C. Campbell TTE
PETITIONER Signature

BRADLEY C. CAMPBELL
Print Name

STATE OF ARKANSAS

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in the State and County Aforesaid on this 7th day of August 2024.

NOTARY PUBLIC

(seal)
My Commission Expires _____

See attached

From: Vonda C. Blanchard Vonda.Blanchard@baxtercountyar.com
Subject: Parcel 005-02771-017 Real Estate located in Baxter County, Arkansas
Date: Aug 7, 2024 at 7:30:40 AM
To: 1campbell@comcast.net
Cc: Jayme C. NicholsonJohnson
Jayme.NicholsonJohnson@baxtercountyar.com

Mr. Campbell,

Attached for your review is a Petition for Refund. Provided you have no issues with the Petition, please print and execute it in the presence of a Notary Public and return the original by mail to our office. Once it is received the paperwork will be submitted to the Collector and ultimately the Treasurer to issue you a refund for taxes paid on this parcel in 2021 and 2022.

If you have any questions or concerns, please don't hesitate to contact the office at your convenience.

Sincerely,

Vonda C. Blanchard
Chief Deputy – Real Estate
#6 East 7th Street
Mountain Home, AR 72653
Phone: 870-425-3453
Fax: 870-425-2527
Vonda.Blanchard@BaxterCountyAR.com

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

Subscribed and sworn to (or affirmed) before me on this 8th day of August, 2024, by
Date Month Year



(1) Bradley C. Campbell

(and (2) n/a),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature Jamie A Candelaria-Cruz
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Petition for Refund

Document Date: August 8, 2024 Number of Pages: _____

Signer(s) Other Than Named Above: n/a

Collector's Affidavit

I, Teresa Smith, do hereby state under oath that the following statement is true and correct as to the amount over paid for the subject property by the Petitioner herein:

I am the duly elected and serving Collector for Baxter County, Arkansas, and have determined the following figures by virtue of the records department in my office in the normal course of business.

That the Petitioner herein, Bradley C Campbell Trustee has over paid Real Estate Property Taxes on the following described piece of property for tax years 2021 and 2022:

Parcel 005-02771-017

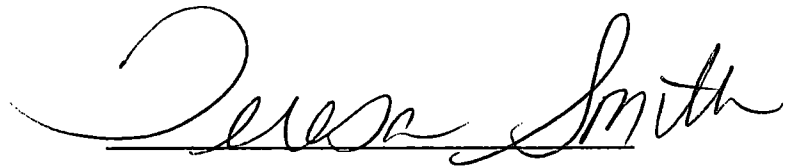
That the amount of taxes over paid for the individual years is hereby set out as follow:

Year	2021	\$126.97
Year	2022	\$126.66

That during the course of my official duties as the Collector for Baxter County, Arkansas, it has come to my attention by Jayme Nicholson Johnson, Assessor of Baxter County, Arkansas that an error had been made pertaining to said property for the following reason:

Petitioner Bradley C Campbell Trustee paid excess taxes on the 2021 and 2022 Real Estate Taxes due to the property being double assessed: on parcel 005-02771-017 & 005-02771-041.

The total amount of taxes overpaid in 2021 and 2022 by the Petitioner Bradley C Campbell is \$253.63.



Teresa Smith

Baxter County Collector

STATE OF ARKANSAS
COUNTY OF BAXTER

Subscribed and Sworn to before me, a Notary Public, in the State and County Aforesaid
on this 13th day of August, 2024.



Yvette Sigafus
Notary Public

(Seal)

My Commission Expires:

02/26/2026

Teresa Smith
Baxter County Collector
 #8 East 7th St
 Mountain Home, AR 72653
 Phone: (870) 425-8300
 Fax: (870) 425-3565
 teresa.smith@baxtercountyar.com

2021 Tax Receipt 12005
 Baxter County, Arkansas

REPRINT
 Posted

Page 1 of 1
 8/13/2024 10:22:10 AM
 04/26/2022 09:15 am

PAID RECEIPT

If payment is made by check and same is not honored on presentation, receipt is null and void.

Payment Received KJW 04/26/2022
 BY MAIL/KJW bradley c campbell living trust



37174
 CAMPBELL BRADLEY
 22394 MONTERA CT
 SALINAS CA 93908

EXAMINE your parcels. It is the taxpayers responsibility to make sure any and all accounts are paid.

Keep this receipt for income tax purposes.

Parcel Number	Year	Owner and Legal Description	Valuation	Millage	Amt Due	Amt Paid
005-02771-017	2021	CAMPBELL BRADLEY C TRUSTEE 27-19-14 2.29 Acres PT SW NW 2.29 AC M/L A Part of the SW1/4 of the NW1/4 of Section 27, Township 19 North, Range 14 West, Baxter County, Arkansas, described as follows: Begin at the Southwest corner of said SW1/4 NW1/4 and run thence North 01 degrees 59 minutes 07 seconds East for a distance of 578.86 feet; thence South 87 degrees 19 minutes 55 seconds East for a distance of 39.90 feet to the East R/W line of State Highway 126 for a point of beginning of the tract herein described; thence SO	2,750	46.170	\$126.97	
		60G Real Estate				
		Payment Received				\$126.97
		Total Payment Applied				\$126.97

Distribution of Tax Dollars

County General	\$7.70
County Road (Split)	\$3.71
County Library	\$2.75
ASU/Mtn Home Campus	\$5.50
School #60 Cotter	\$89.85
City of Gassville	\$13.75
City Streets Gassville	\$3.71
Total Tax	\$126.97

Teresa Smith
Baxter County Collector
 #8 East 7th St
 Mountain Home, AR 72653
 Phone: (870) 425-8300
 Fax: (870) 425-3565
 teresa.smith@baxtercountyar.com

2022 Tax Receipt 7617
 Baxter County, Arkansas

REPRINT
 Posted

Page 1 of 1
 8/13/2024 10:21:52 AM
 03/27/2023 10:52 am

PAID RECEIPT

If payment is made by check and same is not honored on presentation, receipt is null and void.

Payment Received CTS 03/27/2023
 BY MAIL/CTS by Bradley Campbell



37174
 CAMPBELL BRADLEY
 22394 MONTERA CT
 SALINAS CA 93908

EXAMINE your parcels. It is the taxpayers responsibility to make sure any and all accounts are paid.

Keep this receipt for income tax purposes.

Parcel Number	Year	Owner and Legal Description	Valuation	Millage	Amt Due	Amt Paid
005-02771-017	2022	CAMPBELL BRADLEY C TRUSTEE 27-19-14 2.29 Acres PT SW NW 2.29 AC M/L A Part of the SW1/4 of the NW1/4 of Section 27, Township 19 North, Range 14 West, Baxter County, Arkansas, described as follows: Begin at the Southwest corner of said SW1/4 NW1/4 and run thence North 01 degrees 59 minutes 07 seconds East for a distance of 578.86 feet; thence South 87 degrees 19 minutes 55 seconds East for a distance of 39.90 feet to the East R/W line of State Highway 126 for a point of beginning of the tract herein described; thence SO				
	60G	Real Estate	2,750	46.060	\$126.66	
		Payment Received				\$126.66
		Total Payment Applied				\$126.66

Distribution of Tax Dollars

County General	\$7.70
County Road (Split)	\$3.71
County Library	\$2.75
ASU/Mtn Home Campus	\$5.50
School #60 Cotter	\$89.84
City of Gassville	\$13.45
City Streets Gassville	\$3.71
Total Tax	\$126.66

Baxter County, Arkansas
Tax Distribution Report

Entity Code	Name	Millage	Distrib. Amt.
1	County General	2.800	7.70
3	County Road (Split)	1.350	3.71
4	County Library	1.000	2.75
5	ASU/Mtn Home Campus	2.000	5.50
101	School #60 Cotter	32.670	89.85
203	City of Gassville	5.000	13.75
303	City Streets Gassville	1.350	3.71

Tax Year: 2021

Total:

126.97

School District: 60G

Amount To Distribute: 126.97

Baxter County, Arkansas
Tax Distribution Report

Entity Code	Name	Millage	Distrib. Amt.
1	County General	2.800	7.70
3	County Road (Split)	1.350	3.71
4	County Library	1.000	2.75
5	ASU/Mtn Home Campus	2.000	5.50
101	School #60 Cotter	32.670	89.84
203	City of Gassville	4.890	13.45
303	City Streets Gassville	1.350	3.71

Tax Year: 2022

Total:

126.66

School District: 60G

Amount To Distribute: 126.66

ASSESSOR'S AFFIDAVIT

Re: /Bradley C Campbell Trustee
22394 Montera CT
Salinas., CA 93908

Baxter County, Arkansas

RE: 005-02771-017

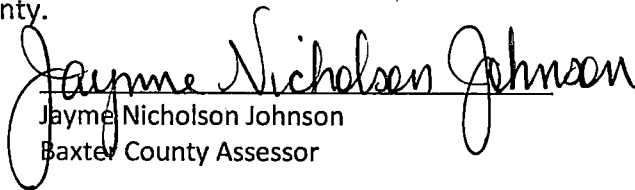
I, Jayme Nicholson, do hereby state under oath that the following statement is true and correct as to the amount assessed for the subject property by the Petitioner herein:

I am duly elected and serving as Assessor for Baxter County, Arkansas, and have determined the following figures by virtue of the records in my office in the normal course of business. That Petitioner Bradley C Campbell Trustee was assessed values on Parcel 005-02771-017 that was combined to Parcel 005-02771-041 in 2010. It was double assessed in error and is due a refund for 2021 and 2022, as reflected in the values below:

Year 2021	Previous Assessed Value	2750	Corrected Assessed Value	0
Year 2022	Previous Assessed Value	2750	Corrected Assessed Value	0

According to ACA 26-35-901 (1) When any person has paid taxes on any real property or personal property, erroneously assessed, as defined and described in 26-28-111c, upon satisfactory proof being adduced to the county court of this fact, the county court shall make an order directed to the county treasurer refunding to the person the amount of tax so erroneously assessed and paid. (2) All erroneous assessment claims for property tax refunds shall be made within three (3) years from the date of taxes paid.

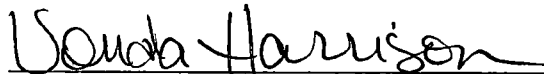
Therefore, Jayme Nicholson, Assessor of Baxter County prays for an Order from this Honorable Court directing a refund for the taxes paid in error in Baxter County.


Jayme Nicholson Johnson
Baxter County Assessor

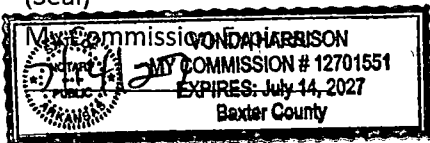
STATE OF ARKANSAS
COUNTY OF BAXTER

Subscribed and sworn to before me, a Notary Public, in the State and County Aforesaid on this

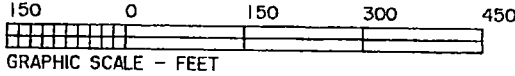
~~12th~~ day of ~~July~~ 2024.
7th August


Wanda Harrison
Notary Public

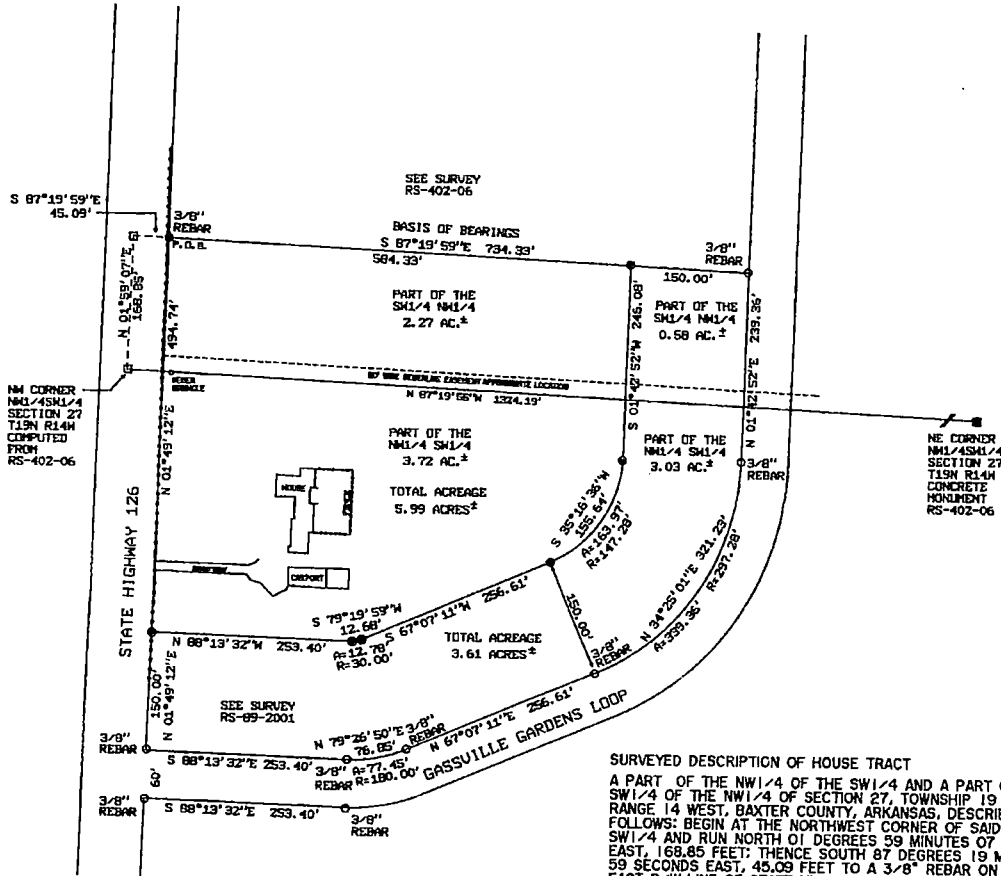
(Seal)



OWNERSHIP RECORD AND DESCRIPTION						APPRAISAL SUMMARY										
Owner Name CAMPBELL BRADLEY C TRUSTEE						Land		Improvements				Total Appraised				
Property Address HWY 126 N GASSVILLE AR 72635						Assessed Land		Assessed Improvements				Total Assessed				
Taxpayer Name CAMPBELL BRADLEY						ASSESSMENT HISTORY (First 6 of 21 records shown)										
Address 22394 MONTERA CT SALINAS CA 93908						Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments				
Exemption Status Non-Exempt						2023	0	0	0	0	No	PARCEL COMBINED TO 005-02771-04				
						2023	2,750	0	2,750	2,750	No	2023 REAPPRAISAL MASS UPDATE				
						2022	2,750	0	2,750	2,750	No	2022 REAPPRAISAL MASS UPDATE				
						2018	2,750	0	2,750	2,750	No	2018 REAPPRAISAL MASS UPDATE				
						2017	2,750	0	2,750	110	No	CORRECT ACREAGE PER RS #307-20				
						2017	90	0	90	90	No	2017 REAPPRAISAL MASS UPDATE				
LEGAL DESCRIPTION						OWNERSHIP RECORD (First 6 of 6 records shown)										
Lot						Stamps	Price	Grantor/Grantee			Date Sold	Book/Page	Type	Remarks		
Block						330	100000	THOMAS JAMES N SUCC TRUSTEE TO CAMPBELL B			10/05/17	2017/L201708844	WD	10 PARCELS 1/2 INT		
Subdivision						0	0	THOMAS TO THOMAS TRUST 1/2			04/01/14	2014/3488 QCD	QCD			
School District 60G Nbhd Code REFERENC Market 1						0	0	CAMPBELL TRUST TO CAMPBELL TRUST ETAL			10/10/13	2013/9831	WD	10 PARCELS		
Acres 2.29 Timber 0						0	0	CHARLES EDGAR CAMPBELL			07/05/11	2011/5306	DC	DC		
Old Parcel 11924						0	0	CAMPBELL TO TRUST			04/07/06	06/5037		QCD		
Legal Description 27-19-14						0	0	CAMPBELL TO CAMPBELL ETAL			10/01/96	96/9276 QCD		96-9276 QCD		
PT SW NW 2.27 AC M/L PER SURVEY 133-2010						BUILDING PERMIT RECORD					IMPROVEMENT DISTRICTS					
<p><i>Owners need refund for 2021-2022</i></p> <p><i>I corrected for 2023</i></p>						Date	Amount	Purpose			District	Amount	Comment			
TREND	STREET	UTILITIES	TOPO	LANDSCAPING		LAND RECORD										
Improving	Concrete	No Water	X High	Good		Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value
X Static	X Asphalt	No Sewer	Low	X Average												
Declining	G & G	No Gas	Rough	Poor												
None	Gravel	No Electric	Flat	None												
	Dirt	No Phone														
COMMENTS						TOTALS										
PARCEL COMBINED TO 005-02771-041 IN 2010 (SEE ASSESSMENT HISTORY). MAKE REFERENCE CARD. VCH 7/31/24 09:53						Acres										
THIS TRACT IS NOT THE SAME LAND AS SHOWN ON RS #307-2003 - THAT LAND WAS ASSESSED ON 005-02771-370 AND COMBINED TO 005-02771-217 IN 2021. SEE PLAT OF L202002407 IN SHARED FILE. VCH 7/31/24 09:51																
CORRECT ACREAGE PER RS #307-2003 AND CHG LAND VALUE NOT CONT TO ANY OF OWNER'S OTHER PROPERTY AND NOT IN 2 DIFF SECTIONS NEED NOTICE SENT OF VALUE CHANGE TAG 10/13/17 14:11																
REVIEW RECORD			USE CODES													
Action	Date	By														
PRINTED	07/31/24	VCH														
ENTERED	08/18/15	PKR														
INSPECTED	07/15/15	FOR														
ENTERED	03/21/11	KAY														
INSPECTED	03/16/11	RO														
NOTICE	07/01/09	JCC														
DATA ENTRY	02/12/09	KAY														
APPRAISED	06/19/07	DP														



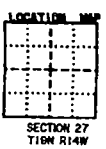
SURVEY FOR:
CHARLES CAMPBELL
GASSVILLE, AR



SURVEYED DESCRIPTION OF HOUSE TRACT
A PART OF THE NW1/4 OF THE SW1/4 AND A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 14 WEST, BAXTER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NW1/4 SW1/4 AND RUN NORTH 01 DEGREES 59 MINUTES 07 SECONDS EAST, 168.85 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 59 SECONDS EAST, 45.09 FEET TO A 3/8\"/>



DATE OF SURVEY: SEPTEMBER 15, 2010
BK. NO. 2-2010 JOB NO. 35-2010
DRAWING BY: F.L.
DRAWING SCALE: 1 IN. = 150 FT.
REFERENCES: DEED



- LEGEND**
- SET 1/2" REBAR WITH ID CAP
 - 3/8" REBAR
 - COMPUTED POINT
 - P.O.B. = POINT OF BEGINNING OF DESCRIPTION

FILED
S.L. A.M.
SEP 16 2010

[Signature] Clerk

RECORDED INST. NO. RS 133-2010

Slater Surveying & Mapping
HIGHWAY 62 EAST P.O. BOX 70
GASSVILLE, ARKANSAS 72635
PHONE (870) 435-6006

500-19N-14W-0-27-304-03-1255

111
57W



L202002407

BAXTER CO, AR FEE \$25.00

PRESENTED: 03-13-2020 11:14:41 AM

RECORDED: 03-13-2020 11:14:41 AM

CANDA REESE
COUNTY AND CIRCUIT CLERK

BY: AMANDA SCHILLING
DEPUTY

DEED

3 Pages

This Instrument prepared by:

John C. Riedel
Attorney at Law
P.O. Box 1330
Danville, AR 72833

Space above this line is for Recorder's use only

**IN THE CIRCUIT COURT OF BAXTER COUNTY, ARKANSAS
CIVIL DIVISION**

CHAMBERS BANK

PLAINTIFF

vs.

Case No. 03CV-18-453

**JAMES D. LANCASTER a/k/a DALE LANCASTER
and QUAD STATES LAND COMPANY, LLC**

DEFENDANTS

COMMISSIONER'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, Canda Reese, as Commissioner of the Circuit Court, hereby certify and conveys as follows:

WHEREAS, in the Circuit Court of Baxter County, Arkansas, pursuant to the Order of this Court signed and entered herein, it was decreed that all the right, title, interest, equity, and estate of the Defendants, as well as all rights of dower, curtesy, and homestead and redemption of Defendants in and to the property hereinafter described, be foreclosed and forever barred, and that upon default in payment of said judgment, interest, attorney's fees, and costs, this Commissioner should give notice of the time, terms, and place of sale and sell at public auction to the highest bidder, on a credit of three months, in the lobby on the first floor lobby of the Baxter County Courthouse at 1 E 7th St., Mountain Home, AR 72653, following property publication of notice, the following described property in Baxter County, Arkansas, to-wit:

Part of the SW ¼, NW ¼ of Section 27, Township 19 N, Range 14 W, Baxter County Arkansas, described as follows:

Begin at the NE corner of said SW ¼, NW ¼ and run thence North 88°06'00" West, 759.72 feet; thence South 85°23'27" West, 57.18 feet; thence South 89°02'23" West, 238.10 feet; thence South 01°42'52" West, 654.16 feet; thence South 01°42'52" West, 60.00 feet to the Point of Beginning of the tract herein described; thence South 87°19'55" East 485.54 feet; thence along a curve to the right having a radius of 25.00 feet and an arc length of 39.67 feet; thence subtended by a cord of South 42°49'17" East for a distance of 35.64 feet;

thence South 01°42'52" West 208.90 feet; thence North 87°19'55" West 120.00 feet; thence North 01°42'52" East 113.89 feet; thence North 87°19'55" West 390.54 feet; thence North 01°42'52" East 120.00 feet to the point of beginning.

Said property is also known as: Lots One (1) through Ten (10), Mountainview Estates Phase I Addition to the City of Gassville, Baxter County, Arkansas.

(hereinafter referred to as "Property")

AND WHEREAS and in accordance with the Court in an Order of Confirmation of the purchase, Chambers Bank

27-1911-1410
NE SW 1/4 11664
N 88.06 W 759.72
S 85.28 E 7 W 57.18
S 89.02 E 23 W 238.1
S 01.42 S 2 W 654.16
S 61.42 S 2 W 65 P 1/3

and Decree of said Court and approved by the Court directed to make a Deed to the purchaser;

AND WHEREAS said sale, and their respective Orders of the Court;

S 87.19 S 5 E 485.54
S 42.49 N 7 E 35.64 old
S 01.42 S 2 W 208.9
N 87.19 S 5 W 120
N 01.42 S 2 E 113.89
N 87.19 S 5 W 390.54
N 01.42 S 2 E 120 1/2 SP

Chambers Bank who was the purchaser at the sale in accordance with the

NOW THEREFORE on behalf of the Circuit Court in consideration, does heretofore and assigns for and to the lands hereinabove

the Circuit Court, acting for and on behalf of its Order and Decree, and Chambers Bank, and unto its heirs and assigns of all parties to this action in

TO HAVE AND TO ENJOY forever, together with all the

rights and interests therein to its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto affixed my hand as Commissioner of the Circuit Court, and the sale of this Court, this 13th day of March, 2020.

Canda Reese
Canda Reese, Commissioner
Clerk of the Circuit Court,
Baxter County, Arkansas

STATE OF ARKANSAS)
COUNTY OF BAXTER)

On this 13th day of March, 2020, before me, a Notary Public, the undersigned officer, personally appeared CANDA REESE, of the State of Arkansas, County of Baxter, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

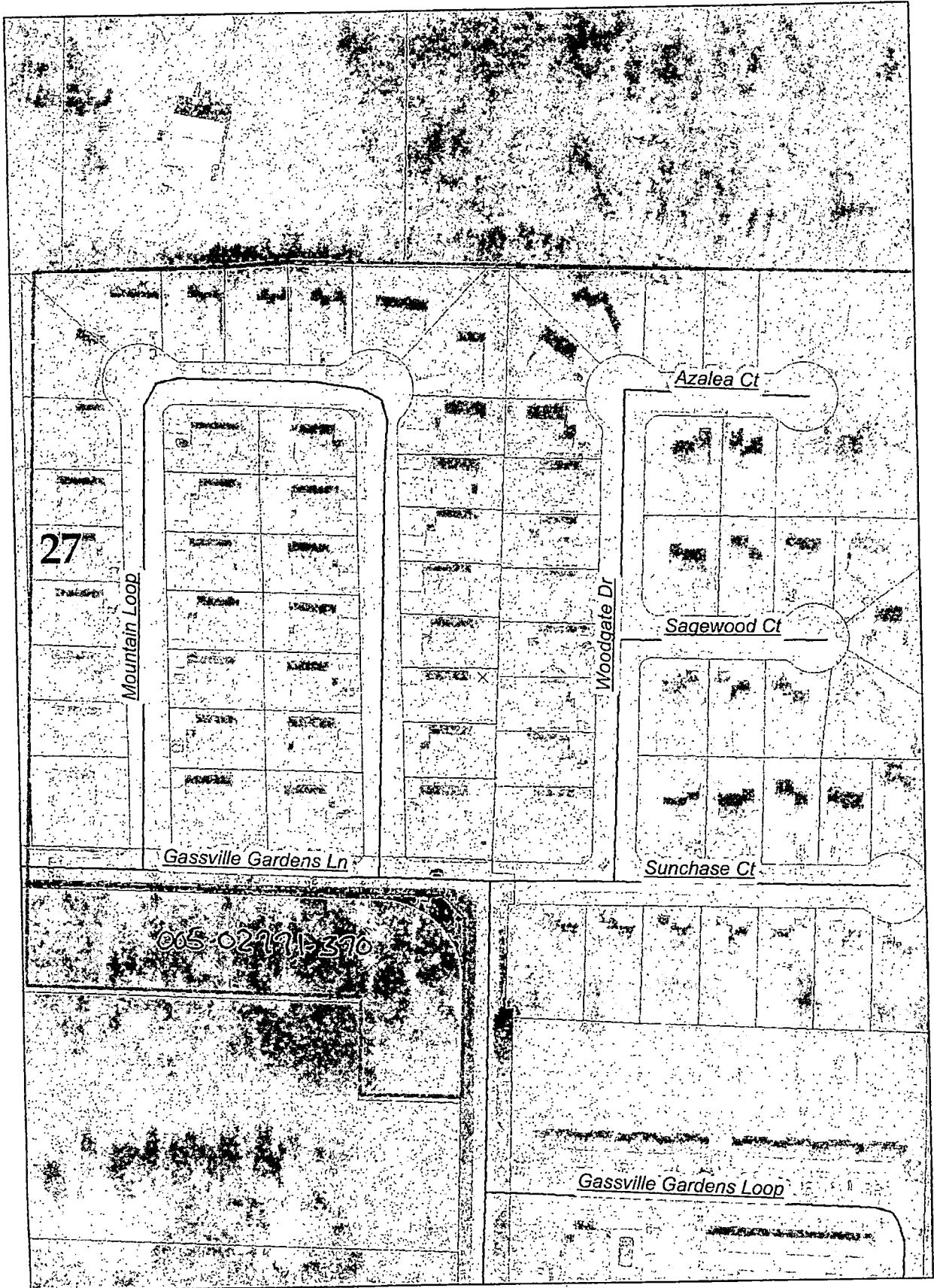
In witness whereof I hereunto set my hand and official seal.

My commission expires:
4/04/2029

Amanda Schilling
Notary Public

Send Tax Statement To:
CHAMBERS BANK
P.O. BOX 609
DANVILLE, AR 72833

AMANDA SCHILLING
NOTARY PUBLIC-STATE OF ARKANSAS
BAXTER COUNTY
My Commission Expires 04-04-2029
Commission # 12707219



This is not a legal survey. AR Code 15-21-504

005-02771-370

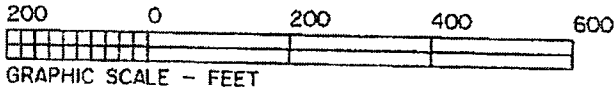
Parcel Key 41186

Baxter County, Arkansas - Residential Property Card

OWNERSHIP RECORD AND DESCRIPTION				APPRAISAL SUMMARY										
Owner Name PATTON RENTALS LLC				Land		10,300		Improvements		Total Appraised		10,300		
Property Address GASSVILLE GARDENS LN GASSVILLE AR 72635				Assessed Land		2,060		Assessed Improvements		Total Assessed		2,060		
Taxpayer Name PATTON RENTALS LLC				ASSESSMENT HISTORY										
Address 41 COUNTY ROAD 7710 JONESBORO AR 72405				Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments				
Exemption Status Non-Exempt				2019	2,060	0	2,060	2,060	No	REDWD NO 405969 TAXES PAID 2016				
				2018	2,060	0	2,060	2,060	No	2018 REAPPRAISAL MASS UPDATE				
				2017	2,060	0	2,060	2,060	No	2017 REAPPRAISAL MASS UPDATE				
				2012	2,060	0	2,060	2,060	No	ASR CHANGE NEW LAND VALUES AF				
LEGAL DESCRIPTION				OWNERSHIP RECORD										
Lot				Stamps	Price	Grantor/Grantee			Date Sold	Book/Page	Type	Remarks		
Block				75.9	23000	CHAMBERS BANK TO PATTON RENTALS LLC			12/21/21	2021/L202114772	SPE W			
Subdivision				0	0	REESE(CT COMM) TO CHAMBERS BANK			05/17/21	2021/L202105527	COM	CORRECTED		
School District 60G Nbrd Code GASVL Market 1				0	393	LAND(COMM) TO CHAMBERS BANK			03/25/20	2020/L202003057	REDW	TAXES PAID 2016-20		
Acres 1.72 Timber 0				0	20000	REESE(CT COMM) TO CHAMBERS BANK			03/13/20	2020/L202002407	COM			
Old Parcel				0	0	MOUNTAIN VIEW ESTATES TO QUAD STATES LAND			03/02/12	2012/8927	WD	1.72AC FROM 005-02		
Legal Description 27-19-14				BUILDING PERMIT RECORD										
Part of the SW1/4 NW1/4 of Section 27, Township 19 North, Range 14 West, Baxter County, Arkansas, descibed as follows: Begin at the NE corner of said SW 1/4 NW 1/4 and run thence North 88°06'00" West, 759.72 feet; thence South 85°23'27" West, 57.18 feet; thence South 89°02'23" West, 238.10 feet; thence South 01°42'52" West, 654.16 feet; thence South 01°42'52" West, 60.00 feet to the Point of Beginning of the tract herein described; thence South 87°19'55" East 485.54 feet; thence along a curve to the right having a radius of 25.00 feet and an arc length of 39.67 feet; thence subtended by a cord of South 42°49'17" East for a distance of 35.64 feet; thence Sout				Date	Amount	Purpose			IMPROVEMENT DISTRICTS					
							District	Amount	Comment					
TREND				LAND RECORD										
STREET				Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value
UTILITIES				GASVLACRE	M	NW					1.72 Ac	6000.00	1.00	10,320
TORO														
LANDSCAPING														
Improving Concrete No Water High Good														
Static Asphalt No Sewer Low Average														
Declining G & C No Gas Rough Poor														
None Gravel No Electric Flat None														
Dirt No Phone														
COMMENTS														
REDWD NO 405969 TAXES PAID 2016-2018 TAG 4/06/20 09:42 JWC 11/13/12 15:28 NEW LAND VALUES AFTER SPLIT FROM PAR 005-02771-270														
REVIEW RECORD														
Action	Date	By	USE CODES											
PRINTED	12/27/21	TAG												
ENTERED	06/10/20	ADR												
INSPECTED	05/13/20	BH												
ENTERED	08/18/15	PKR												
INSPECTED	07/18/15	FOR												
TOTALS				Acres 1.72										

COMBINE TO
005-02771-217 W. 29
T9 1.22
T3
P9 1.31
P3 1.36
P12 1.19

12/27



SURVEY FOR:
CHARLES CAMPBELL
GASSVILLE, ARKANSAS

NW CORNER
SW1/4 NW1/4
SECTION 27
T19N R14W
CONC. MON.
RS-234-2003

DESCRIPTION

A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 14 WEST, BAXTER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SW1/4 NW1/4 AND RUN THENCE NORTH 01 DEGREES 50 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 076.66 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 39.00 FEET TO THE EAST R/W LINE OF STATE HIGHWAY 126 FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 87 DEGREES 19 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 027.30 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 179.01 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 05 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 158.00 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 125.00 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 120.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 113.00 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 615.35 FEET TO THE EAST R/W LINE OF STATE HIGHWAY 126; THENCE NORTH 01 DEGREES 11 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 22.52 FEET ALONG SAID R/W LINE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1540.00 FEET AND AN ARC LENGTH OF 97.66 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 97.66 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.29 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

N 01° 50' 07" E 39.00'

3/8" REBAR
A=83.51'
R=1540.00'
CH=N 02° 14' 37" W
63.80'

3/8" REBAR
S 87° 19' 50" E
39.00'

3/8" REBAR
A=97.66'
R=1540.00'
CH=N 02° 37' 53" W
97.65'

3/8" REBAR
N 01° 11' 28" E
22.52'

3/8" REBAR
N 87° 19' 55" W
120.00'

3/8" REBAR
N 87° 19' 55" W
125.00'

3/8" REBAR
N 87° 19' 55" W
120.00'

3/8" REBAR
N 87° 19' 55" W
125.00'

3/8" REBAR
N 87° 19' 55" W
120.00'

SEE SURVEY
RS-234-2003

PART OF THE
SW1/4 NW1/4
SECTION 27
T19N R14W
2.29 AC.±

GASSVILLE GARDENS
APARTMENTS

SW CORNER
SW1/4 NW1/4
SECTION 27
T19N R14W
COMPUTED PT.
RS-234-2003

SE CORNER
SW1/4 NW1/4
SECTION 27
T19N R14W
CONC. MON.
RS-234-2003

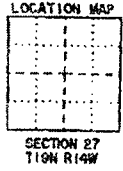


DATE OF SURVEY: SEPTEMBER 11, 2003
BK. NO. 12-2003 JOB NO. 69-20034
DRAWING BY: F.L.
DRAWING SCALE: 1 IN. = 200 FT.
REFERENCES: WARRANTY DEED
INST. NO. 2728-90
SURVEYS
RS-234-2003
RS-89-2001

- LEGEND
- SET 3/8" REBAR WITH ID CAP
 - FOUND IRON PIN AS NOTED
 - △ COMPUTED POINT
 - CONC. MONUMENT
 - P.O.B. POINT OF BEGINNING OF DESCRIPTION



FILED
1015 A M
SEP 15 2003
CLERK
by D.C. [Signature]



RECORDED WST. NO. RS 307-2003

Slater Surveying & Mapping
HIGHWAY 62 EAST P.O. BOX 70
GASSVILLE, ARKANSAS 72635
PHONE (870) 435-8005