

RESOLUTION NO. 2022-10-1014R

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION TO APPROVE AND AUTHORIZE THE PURCHASE OF CERTAIN REAL PROPERTY LOCATED AT 581 S. BARRINGTON ROAD FOR THE FUTURE EXTENSION OF FLETCHER ROAD AND FOR OTHER MUNICIPAL PURPOSES IN THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, the City of Tontitown desire to purchase approximately 0.98 acres located at 581 S. Barrington Road, and more particularly described as Parcel No. 830-37665-000, for the future extension of Fletcher Road, and for other municipal purposes; and

WHEREAS, the owners of the property have agreed to sell the property for the amount of \$270,000.00 and the City has confirmed that the funds to finance this purchase are available; and

WHEREAS, the City Council has determined it is in the best interest and benefit to the citizens of Tontitown to approve the purchase of property located at 581 S. Barrington Road in the amount of \$270,000.00 for the future extension of Fletcher Road, and for other municipal purposes.

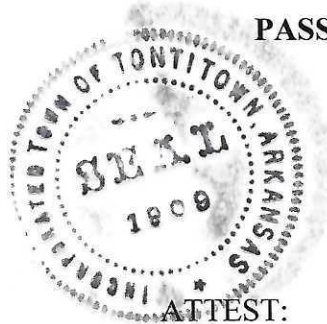
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tontitown, Arkansas:


Section 1. The Mayor of Tontitown is hereby authorized to purchase the property, as described in the attached Exhibit "A", from Chase and Miriam Colvin for the price of approximately \$270,000.00, and the Mayor is also hereby authorized to take all such action and execute any documents necessary in connection therewith in order to complete this purchase.

PASSED AND APPROVED this 10 day of October 2022.

APPROVED:


Angela Russell, Mayor




Rhonda Ardemagni, City Clerk-Treasurer



Doc ID: 020858230005 Type: REL
Kind: RESOLUTION
Recorded: 11/29/2022 at 03:53:04 PM
Fee Amt: \$35.00 Page 1 of 5
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2022-00038456**

Parcel: 830-37665-000
Prev. Parcel: 124793-001-00
As of: 10/6/2022

Washington County Report

ID: 84999



Property Owner

Name: COLVIN, CHASE P & MIRIAM

Property Information

Physical Address: 581 S BARRINGTON RD

Mailing Address: 581 S BARRINGTON RD
SPRINGDALE, AR 72762

Subdivision: 01-17-31 TONTITOWN OUTLOTS

Block / Lot: N/A / N/A

Type: (RI) Res. Improv.

S-T-R: 01-17-31

Tax Dist: (503) SPRINGDALE SCH, TONTI

Size (Acres):

Millage Rate: 50.50

Extended Legal: PT S/2 SE SW .98 AC FURTHER DESCRIBED FROM 2017-17386 AS: Part of the S 1/2 of the SE 1/4 of the SW 1/4 of Section 1, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point in the center of Barrington Road, which is 115.00 feet West of the SE corner of said S 1/2 of the SE 1/4 of the SW 1/4 of Section 1, thence N16°00'00" E 150.00 feet along the center of said road, thence leaving said Road S 89° 59'56"W 296.15 feet, thence S15°57'50"W 150.07 feet, thence East 296.04 feet to the point of beginning, containing 0.98 acre, more or less

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,609
Land:	\$75,000	\$15,000	\$15,000	Homestead Credit:	\$375
Building:	121450	24290	24290		
Total:	\$196,450	\$39,290	\$39,290		

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

10% NON-REFUNDABLE

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 830-37665-000
 Prev. Parcel: 124793-001-00
 As of: 10/6/2022

Washington County Report

ID: 84999

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/19/2020	10/20/2020	2020	37893	Warr. Deed	495.00	\$150,000	COLVIN, CHASE P & MIRIAM	Unval.	Improve d
8/3/2020	8/6/2020	2020	27051	Affidav			COLVIN, PAUL JR	N/A	Improve d
11/7/2017		2017	33999	Warr. Deed	607.20	\$183,500	COLVIN, PAUL JR	Relative	Improve d
9/11/2017		2017	28032	Warr. Deed	607.20	\$183,500	PRESTON, TAMMY	Unval.	Improve d
6/8/2017		2017	17386	Warr. Deed	82.50	\$25,000	COLVIN, PAUL	Unval.	Improve d
2/3/2008		2017	17385	DeathCer			WILSON, MARILYN K	N/A	N/A
8/3/1993		93	44629	Warr. Deed	160.60	\$73,000	WILSON, ROBERT J & MARILYN K	Valid	Improve d
7/31/1992		92	40017	Warr. Deed	151.80	\$69,000	FALK, DANIEL M & RACHEL E	Valid	Improve d
2/21/1991		1404	104	Warr. Deed	0.00	\$0	WHITE, STEPHEN D TRUST	N/A	Improve d
6/15/1981		1044	77	Warr. Deed	0.00	\$0	WHITE, STEPHEN DOUGLAS	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$126,500.00	\$25,300.00
2016	\$126,500.00	\$25,300.00
2017	\$126,500.00	\$25,300.00
2018	\$148,000.00	\$29,600.00
2019	\$148,000.00	\$29,600.00
2020	\$196,450.00	\$32,560.00
2021	\$196,450.00	\$39,290.00

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry & Frame	1,624	4	1963	57	Average	

Exterior Wall: MF COMBO

Foundation: Closed Piers

Floor Struct: Wood with subfloor

Floor Cover: Hardwood Parquet

Insulation: Ceilings Walls

Roof Cover: Fiberglass Shingle

Plumbing: Full: 1 Half: 1

Fireplace: Type: 1s Sgl. Qty: 1

Heat / Cool: Central

Basement: N/A

Basement Area:

Year Remodeled: 2017

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Parcel: 830-37665-000
Prev. Parcel: 124793-001-00
As of: 10/6/2022

Washington County Report

ID: 84999

Roof Type: Gable

Style:

An error has occurred while processing PictureBox 'pbResidentialSketches':
An error has occurred while executing function GetSketchImage(). Check
InnerException for further information.
----- InnerException -----
Exception has been thrown by the target of an invocation.
----- InnerException -----
Object reference not set to an instance of an object.

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1344
B	GARC	Garage conversion	280
C	WD	Wood deck	256
D	CS	Concrete slab, reinforced	16

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Asphalt Driveway		18x40	1		
Asphalt Driveway		12x110	1		
Driveway, concrete		20x21			
Fence, wood 6'		200			

Other Adjustments

Code	Type	Quantity
FLOORC	T	650

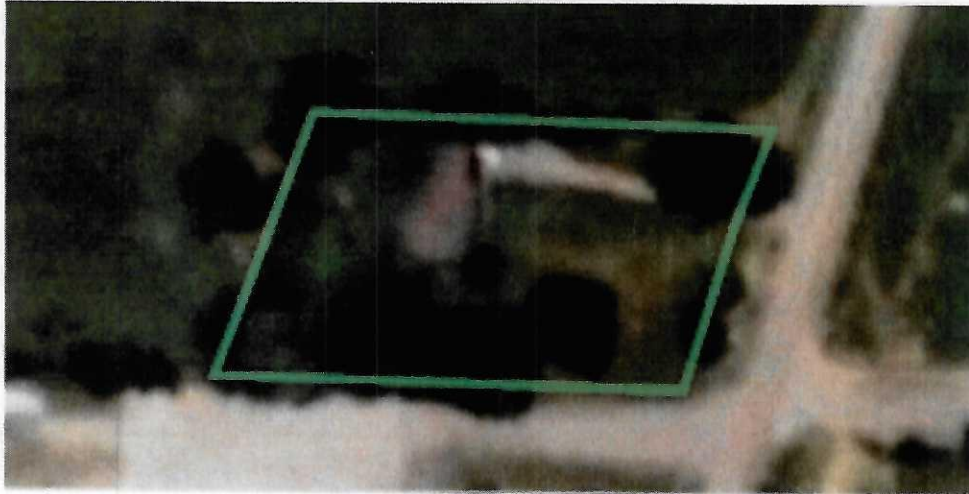
Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 830-37665-000
Prev. Parcel: 124793-001-00
As of: 10/6/2022

Washington County Report

ID: 84999

Map



Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com