Nevada County Assessment

Done by Arkansas Cama Technologies
Ownership Description
Name: LAFRANCE, STEPHEN L. PHARMACY, I
ATTN: REAL ESTATE
2100 BROOKWOOD DR.

Nevada County C/I Property Record Card - 2009

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

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

Total: 26,000

Arkansas CAMA Technology, Inc.
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<th>Occupancy/Code/Space</th>
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<th>Age/YC</th>
<th>Condition</th>
<th>Effective Age</th>
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### 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 Bl Br
- 06 Conc Bl St
- 07 Conc Bl Wd
- 08 Conc Rein
- 09 Glass
- 10 Pilaster
- 11 Pre F Metal
- 12 Stone Ven
- 13 Tiltup P
- 14 Wd Siding
- 15 Wd Stucco
- 16 Dryv Tile
- 17 Other

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

#### 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

#### Insulation
- 0 None
- 1 Floors
- 2 Walls
- 3 Ceilings
- 4 Roof
- 5 Energy SC
- 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 Combo O/T
- 02 Dishwasher
- 03 Freezer
- 04 Garb Disp
- 05 Oven
- 06 Radio Int
- 07 Range Top
- 08 Refrig
- 09 Cooler
- 10 Other

#### Sprinklers
- 00 None
- 01 Cool Only
- 02 Elec Heat
- 03 Force Air
- 04 Heat Pump
- 05 Thru Wall
- 06 Susp Htrs
- 07 W/F Furn
- 08 H/A-NZ
- 09 W&C Air
- 10 Evap
CANOPY ON FRONT IS INCLUDED IN BASE. 7/26/00 (CDC).
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**Total:** 37,349

### Calculator Pricing

| Building/Section | Base Cost per SF | Heat & Cool Systems | Sprinkler Systems | Unadj Base Rate per SF | Story Multiplier | Current Multiplier | Local Multiplier | Wall Height Modifier | Area-Perimeter Multiplier | Total Adjustment Factor | Adj Base Rate per SF | Total Floor Area | Unit Multiplier | R.C.N. | Physical % Good | Functional % | External % | REL % | R.C.N.L.D. | O.B./Y.I. | Total Cost |
|------------------|------------------|---------------------|-------------------|------------------------|-----------------|-------------------|-------------------|------------------------|------------------------|----------------------|------------------|---------------|--------|----------------|--------------|------------|-------|----------|----------|-----------|
|                  | 44.49            | 2.93                | 0.00              | 47.42                  | 1.00            | 1.00              | 1.00              | 1.085                  | 1.065                  | 1.156                | 54.82            | 4,240          |              | 232,437 | 86.2         |              | 86.2       |       | 86.2     | 200,361  | 37,349    | 237,710   |
|                  |                  |                     |                   |                        |                 |                   |                   |                        |                        |                      |                  |               |              |        |              |              |            |       |          |          |          |

Total of all Sections: 237,700
Private Third Party Appraisal

By Adam Guthrie Jr. 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