

CITY OF EUREKA SPRINGS
HISTORIC DISTRICT COMMISSION AGENDA
REGULAR MEETING WEDNESDAY, May 1, 2024 6:00 P.M.
AUDITORIUM BASEMENT, 36 S. Main St., Eureka Springs, Arkansas

ROLL CALL - ESTABLISH QUORUM

APPROVAL OF AGENDA

OLD BUSINESS: None

NEW BUSINESS:

- 1. Level III - 35 Steele - Drollinger, owner** - new construction of 30x15 ft concrete retaining wall, approx. 4 ft to 8 ft tall with stone façade to provide street level parking area

CONSENT AGENDA: *Level I & II projects that the City Preservation Officer believes to be in accordance with the Design Guidelines. Any commissioner or member of the public may move any Consent Agenda item to the Regular Agenda for discussion.*

1. None

ADMINISTRATIVE APPROVALS by City Historic Preservation Officer: *Minor impact projects include ordinary maintenance that does not involve a change in materials. New and replacement signs. Alterations to non-contributing and/or non-historic structures (excluding major additions or demolition). Medium impact projects that meet Design Guidelines.*

1. Level II - City Parks, owner - wood sign kiosks located at Basin, Harmon, Music, Crescent Spring and Sweet Springs parks
2. Level I - 314 Spring - Gault, owner; Mahurin, applicant - repair approx. 60 linear ft of stone retaining wall, using existing materials; replace rock and gravel sidewalk with stamped concrete approx. 75 linear ft and 5 ft wide
3. Level I - 17 Spring - Potter, applicant - new window sign
4. Level I - 38 Mountain - Stokes, applicant - new stair railings to match existing

COMMISSION BUSINESS:

1. Approval of minutes from March 6 regular meeting
2. Approval of minutes from March 7 special meeting
3. Approval of minutes from April 17 regular meeting
4. Discussion - FORUM - July 31-Aug 4 - Florida
5. Discussion - CAMP - Oct 3-4 - Hot Springs
6. Next Meeting: May 15, 2024. Level III applications due Thursday, May 9. Level II applications due Thursday, May 2.
7. Agenda setting for May 15 meeting

PUBLIC COMMENTS

COMMISSIONER COMMENTS

DIRECTOR COMMENTS

ADJOURNMENT

**HISTORIC DISTRICT COMMISSION
STAFF REPORT
REGULAR MEETING
May 1, 2024**

Property Address: 35 Steele **Level:** III
Property Owner: Troy Drollinger **Applicant:** same
Construction Date: 1895 (Hatchet Hall) **Contributing:** Yes
Scope of Work: construction of 15x30 concrete retaining wall, from 4 to 8 ft tall, with stone veneer, infilled with aggregate backfill to provide street level parking space

Summary of Facts as presented on Application:

1. Dwelling structure existed on site c1914 to at least 1923, no visible historic features remain (Sanborn Maps)
2. Project proposal meets building code requirements for construction and setback requirements
3. The project proposal does not affect the adjacent historic structure
4. The project proposal can meet design guidelines as presented

Applicable Eureka Springs Historic District Guidelines:

Principle #5: Retain key landscape, streetscape, and infrastructure features as significant design elements in historic districts. (p38)

- Along with Eureka Springs' historic buildings, limestone sidewalks, stairways, and retaining walls are important features that help create a unified historic and cultural landscape. Property owners, as well as the City of Eureka Springs, shall identify, inventory, maintain and preserve such features wherever practical and feasible. Replacement of any landscape or infrastructure material or feature should closely match to the fullest extent possible the original in color, texture, appearance, and durability.

Residential Site Features (p130-131)

- Eureka Spring's mountain location, and the natural limestone native to the region, both heavily define the character of the district and influence the placement and design of infrastructure and buildings. The challenging topography dictated, for example, the need for retaining walls, and the placement of parking pads.
- "Guidelines for replacement: 2," Construct new retaining walls of stone or stone veneer. A limestone-imprinted concrete wall may be appropriate if it contains a historically correct pattern and color.

Guiding Principles for Infill Construction and Additions: Site Layout and Orientation (p177)

- Site layout and orientation refers to the location of additions and new construction in relationship to an existing building or a vacant parcel, and its setback from the street and adjacent buildings. Proper placement ensures continuity of building setbacks and spatial relationships, so that new construction is compatible to the existing historic property and the character of the historic district.

Scale, Mass, and Form (p181)

- *Scale refers to a building's relationship to several factors including its size or mass in context with surrounding buildings, the ratio of building width to lot width, the height or number of stories, and the size of materials and features. New construction, whether an addition or a new infill building, must align with proportions and roof heights on the immediate block. Compatibility of scale helps preserve and protect the historic appearance of the streetscape and historic district character.*
- *Mass refers to a building's aggregate size based on combined totals of height, width, and depth. Buildings of similar massing help define the character of the block and provide visual continuity. The massing of new construction must be compatible to surrounding buildings.*
- *Form is the shape or configuration of a building including its footprint, façade, roof shape, and relationships between solid (walls) and void (windows). Consider these proportions in all new construction whether residential or commercial, to achieve compatibility with existing forms on the same block.*

Staff recommendation: Approval

Sample motion: I move that the Eureka Springs Historic District Commission issue a *Certificate of Appropriateness* for the proposed work at **35 Steele** based on the agreed upon Summary of Facts as presented.

Approved: _____yes _____No



City of Eureka Springs
Planning & Community Development
City Hall
44 S. Main
Eureka Springs, AR 72632
479.253.9703

Application Level & Fee

Level I - Sign	No Fee.
Level I - Maintenance	
Level II - Moderate Impact	
Level III - Major Impact, Addition, Demolition	\$50
Sign Fee (Level III Only)	\$5 per sign

DESIGN REVIEW APPLICATION

APPLICANT INFORMATION

Applicant Name:	Troy Drollinger		
Mailing Address (Number & Street):	136 Kings Creek Dr		
Mailing Address (City, State, Zip):	Terrell TX 75161		
Email Address:	Troydrollinger@att.net		
Phone Number:	214-213-9924		
Applicant Identity:	Owner	Lessee	Contractor
Mark all that apply	Architect	Engineer	Other:

PROPERTY INFORMATION

Street Address or Parcel Number:	35 Steele	
Applicant Name: (N/A if owner is applicant)	Troy Drollinger	
Mailing Address (Number & Street):		
Mailing Address (City, State, Zip):		
Email Address:		
Phone Number:		
Staff may enter my property to review site?	Yes	No

SCOPE OF WORK

Provide an overview of your project. Summarize work elements, schedule of completion, and other information.

Extend Parking area to increase of 15x30'
Job requires building a retaining wall that is 15' deep by 30' wide. Wall height is from 4' to 8'. Solid Concrete w/ stone facade

DETAIL OF PROPOSED REHABILITATION WORK

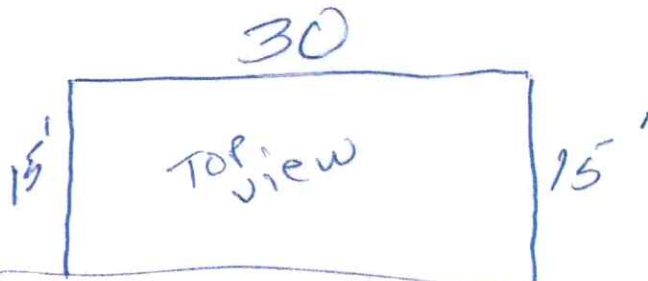
If your project includes multiple features (ex. roof repair and window repair), you must describe each feature separately and provide photographs and other information on each feature. Include dimensions and materials of existing and proposed.

Feature A (type/name):

Describe property feature and its condition:

Describe proposed work on feature:

Concrete Construction
w/ rebar in wall + sootiny

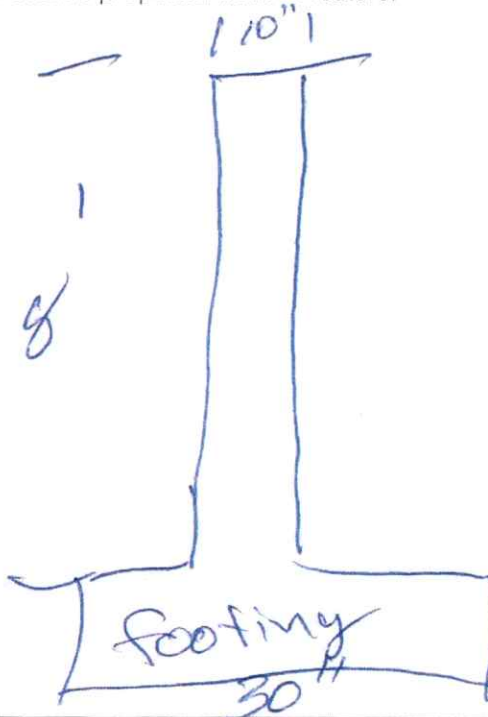


Existing Parking (/ /)
Steel Street

Feature B (type/name):

Describe property feature and its condition:

Describe proposed work on feature:



Use additional worksheets as needed.

SUBMISSION REQUIREMENTS

The following items must be submitted with this completed application. Digital submittals preferred for photos and other items when possible.

At least one current photo for each side of the house. Photo files or prints should be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc.

Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work." Photo files or prints should be named/labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted.

Site Plan containing:

- Single line drawing, drawn to scale showing location of proposed and existing structures on lot
- All lot and building dimensions
- Distances between all buildings
- Location and dimensions of all driveways and parking areas

Elevation drawings with dimensions.

Product specification sheet(s).

Description of materials included in the proposed work.

Color sample(s) or chip(s) of all proposed paint colors.

The degree of detail required on each design review varies depending on the individual property, project complexity, and feature(s) impacted. More detail and/or information may be required due to special conditions or peculiarities of a particular site.

I certify that all the information furnished is true and correct to the best of my knowledge. I understand that submittal of false or incorrect information may be grounds for denial of this application. I certify that I have the authority to apply for the work proposed. Approval of this application does not excuse the applicant, owner or agent from compliance with any other applicable codes, ordinances, or policies of the City of Eureka Springs.

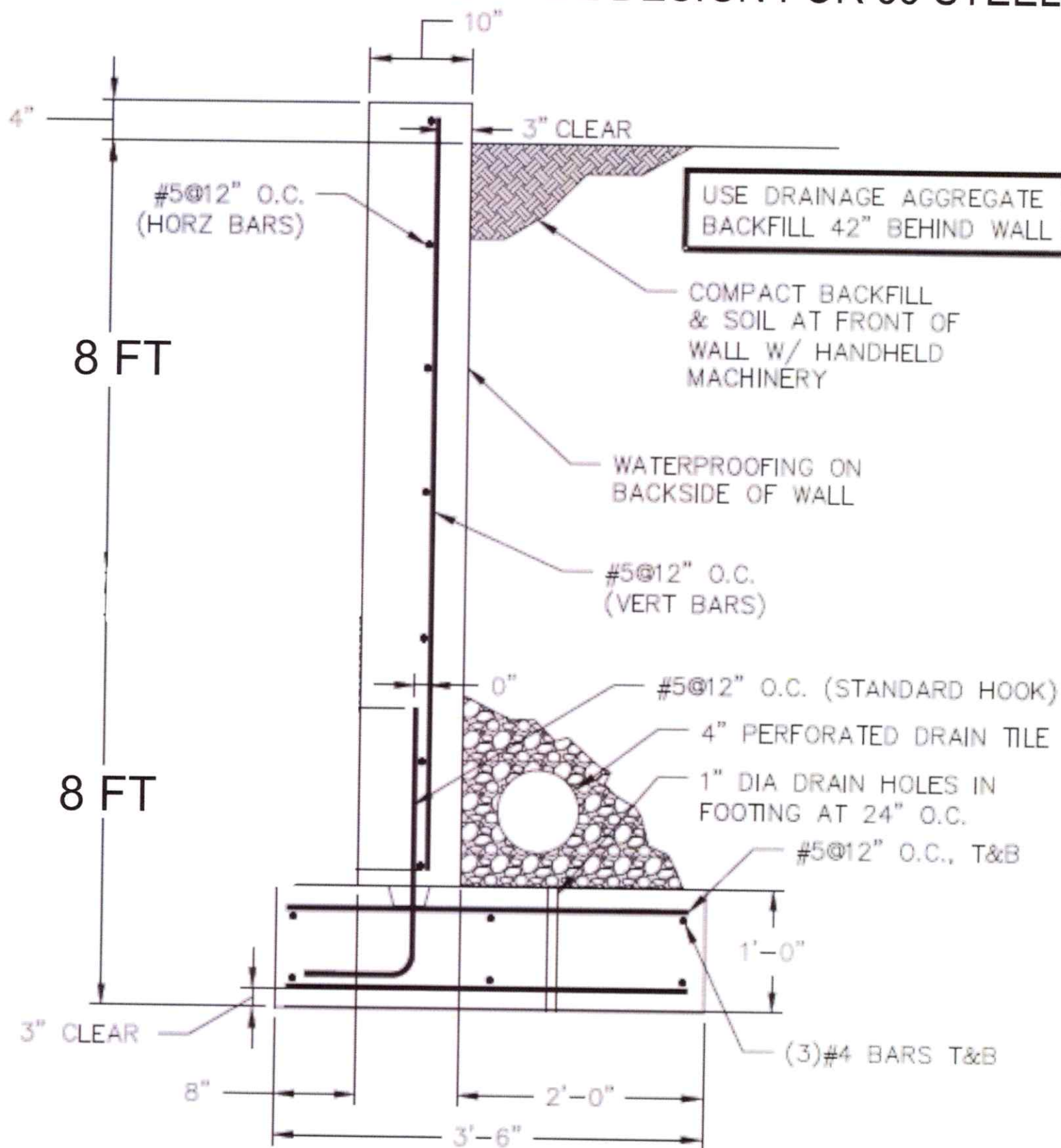
Applicant Signature: _____

Date: 3-21-24

Owner Signature (Required for Level III): _____

Meeting Date	Application Due Dates 2022	
	Level I/II	Level III
January 5	December 29, 2021	December 23, 2021
January 19	January 12	January 6
February 2	January 26	January 20
February 16	February 9	February 3
March 2	February 23	February 17
March 16	March 9	March 3
April 6	March 30	March 24
April 20	April 13	April 7
May 4	April 27	April 21
May 18	May 11	May 5
June 1	May 25	May 19
June 15	June 8	June 2
July 6	June 29	June 23
July 20	July 13	July 7
August 3	July 27	July 21
August 17	August 10	August 4
September 7	August 31	August 25
September 21	September 14	September 8
October 5	September 28	September 22
October 19	October 12	October 6
November 2	October 26	October 20
November 16	November 16	November 10
December 7	November 30	November 23

ENGINEERED RETAINING WALL DESIGN FOR 35 STEEL



2 RETAINING WALL SECTION

SCALE: $3/4" = 2'-0"$

SITE PLAN 35 STEELE LOT 7

Proposed Parking Area 15 x 30

STEELE STREET

STEELE STREET

40ft

6ft

existing parking

STONE RETAINING WALL EXISTING

10ft

5FT

PROPOSED
PARKING AREA

5FT

GAS METER

15FT

CONCRETE CONST
WITH STONE VENEER

30FT

ALLEY

10ft

TERRACE

STONE RETAINING WALL EXISTING

35 STEELE ST

HOUS

LOT

LOT 7

PARKING AREA WILL BE LEVEL
WITH STEELE ST.

NO UTILITIES NEAR PROPOSED
PARKING AREA

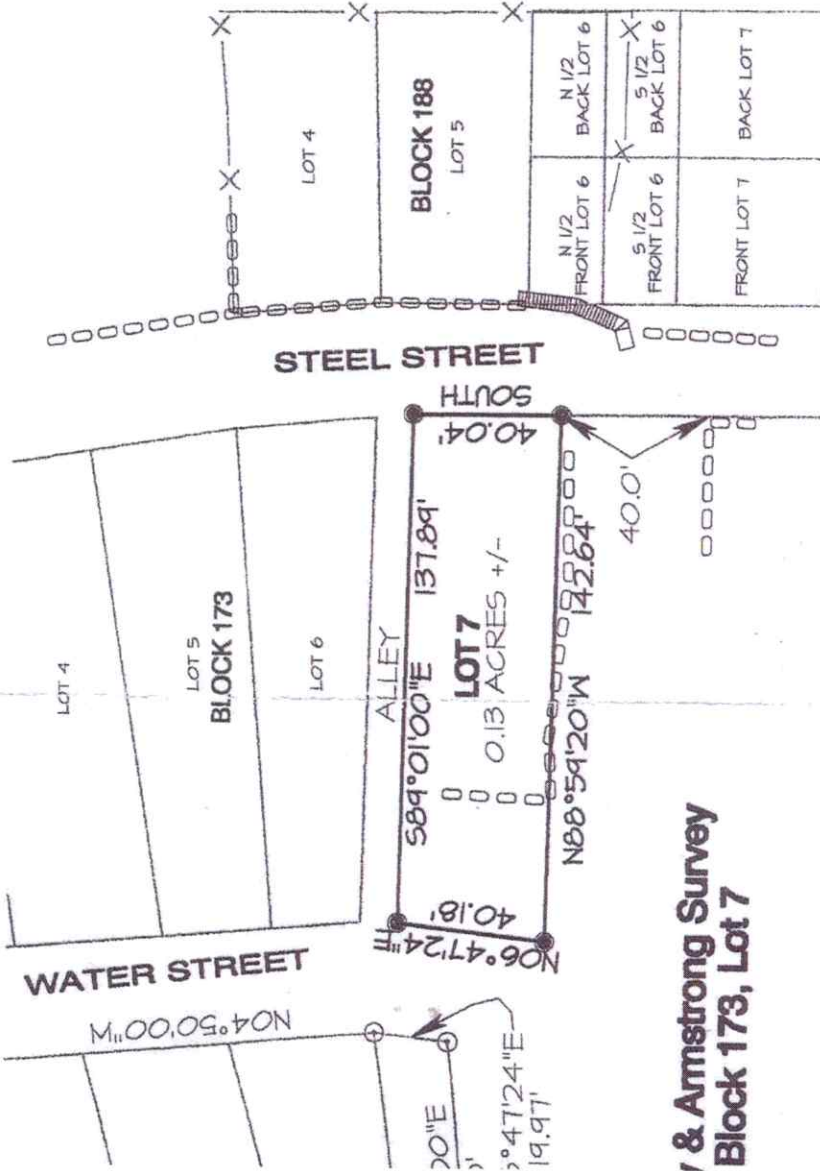
137 ft

142 ft

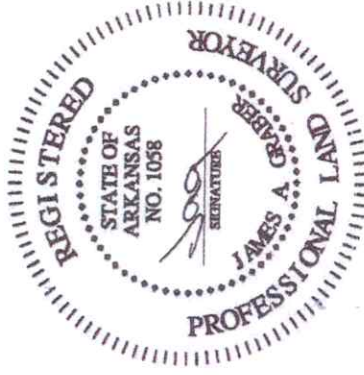
LOT 7

LEGEND

- SET IRON PIN
- FOUND IRON PIN
- ROCK WALL



J & Armstrong Survey
Block 173, Lot 7



I HEREBY CERTIFY THAT I HAVE SURVEYED
THE PROPERTY SHOWN AND THAT THIS PLAT
IS AN ACCURATE REPRESENTATION OF THE SAME.

PHIL KREBBS

Western District of Carroll County, Arkansas

BOUNDARY SURVEY

Drawn by:
Scott

Scale: 1"=50'

Date: 7/23/99

Drawing number:
N/A

Filename: KREBBS2.PRO

**Precision
Land**

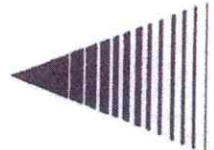
Surveying, Inc.

JAMES A. GRABER, P.L.S.

P.O. Box 1700

Huntsville, AR 72740

Ph (501) 559-2217



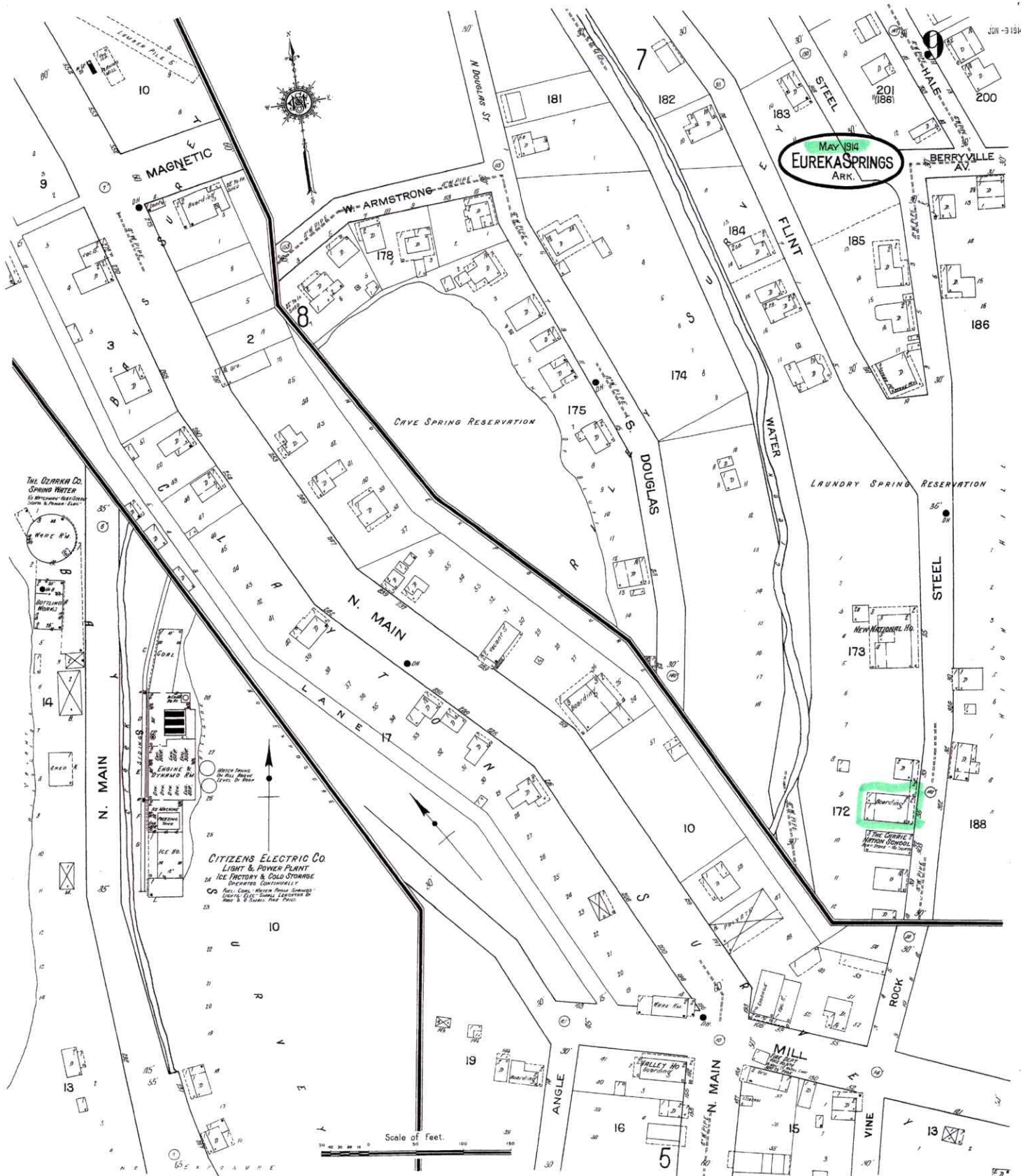
RETAINING WALL CONSTRUCTION

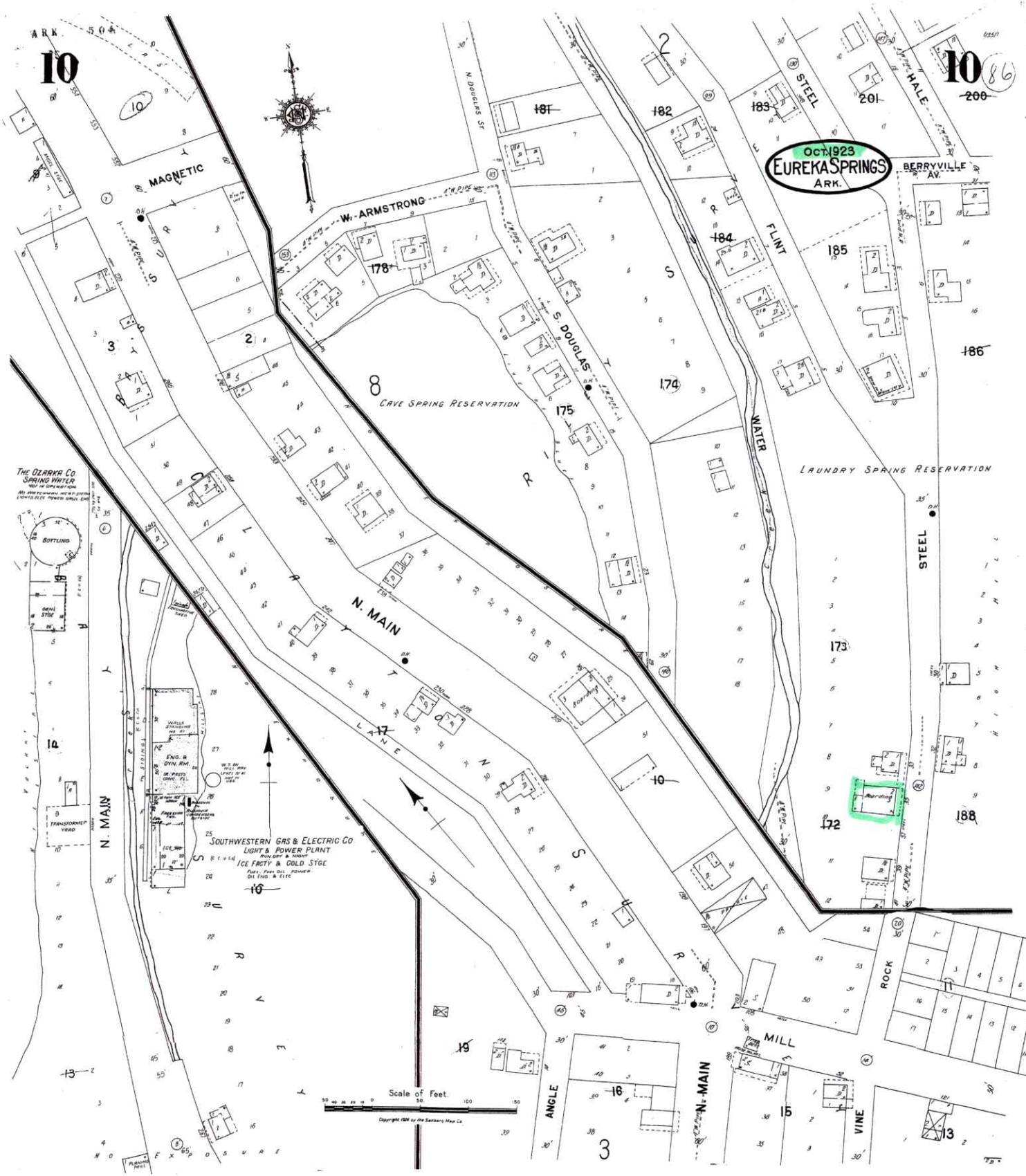
35 STEELE ST



LOCATION OF RETAINING WALL







THE OLARKA CO
SPRING WATER
BOTTLING PLANT
AND ICE FACTORY
ICE FACTORY & GOLD STGE
ICE FACTORY & GOLD STGE
ICE FACTORY & GOLD STGE

SOUTHWESTERN GAS & ELECTRIC CO
LIGHT & POWER PLANT
ICE FACTORY & GOLD STGE
ICE FACTORY & GOLD STGE
ICE FACTORY & GOLD STGE

Scale of Feet.
Copyright 1923 by the Sanborn Map Co.

OCT 1923
EUREKA SPRINGS
ARK.

Property Owner**Name:** LEA JOHN S III & DEIDRE TST**Property Information****Physical Address:** 42 DOUGLAS ST**Mailing Address:** 2770 E RANDAL PL
FAYETTEVILLE, AR 72703**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 171 / 2**Type:** (RI) Res. Improv.**S-T-R:** 15-20-26**Tax Dist:** (21E) EUREKA SPRINGS CITY**Size (Acres):****Millage Rate:** 50.50**Extended Legal:** DOUGLAS ST E SD OF MAXWELL SPRING**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,829
Land:	\$22,500	\$4,500	\$4,500	Homestead Credit:	\$0
Building:	181250	36250	31718	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$203,750	\$40,750	\$36,218		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/10/2014	2014	283	Warr. Deed			LEA JOHN S III/DEIDRE TST	N/A	N/A
10/8/2012	192	768	Warr. Deed	732.60	\$222,000	LEA DEIDRE	Inc. Personal Prop.	Improve d
8/16/2005	168	907- 908	Warr. Deed	49.50	\$15,000	MITCHELL TO THOMPSON	Valid	Land Only
9/25/2001	156	909	Redem Deed	0.00	\$0	ST COMM TO MITCHELL	N/A	N/A
8/3/1994	138	492	N/A	4.40	\$1,333	GREENE TO MITCHELL	00	N/A
12/28/1992	133	342	ES	0.00	\$0	GREENE TO MITCHELL	N/A	N/A
12/5/1988	121	280	Quit Claim	0.00	\$0	FROM LAURA JOHNSON	N/A	N/A
9/26/1985	111	388	Quit Claim	16.50	\$15,000	FRM DONALD G SMITH	00	N/A
2/18/1984	106	310	Quit Claim	11.00	\$10,000	FRM RAYMOND D COX	00	N/A
1/13/1972	70	420	N/A	0.00	\$0		N/A	N/A

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Parcel: 925-01440-000
Prev. Parcel: 20839
As of: 4/15/2024

Carroll County Report

ID: 23968

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	556
B	OP	Porch, open	24
C	WD	Wood deck	120
D	WD	Wood deck	40
E	GEP	Porch, glass enclosed	100
F	WD	Wood deck	24
G	WD	Wood deck	240
H	LL	Lower Level Living Area	596
I	OP	Porch, open	24

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wall, masonry (brick or stone)			3		
Hot tub/Jacuzzi					

Map



Parcel: 925-01442-000
Prev. Parcel: 20840
As of: 4/15/2024

Carroll County Report

ID: 23969

Property Owner

Name: BON REPO LLC

Property Information

Physical Address: 46 DOUGLAS ST

Mailing Address: 6853 GEORGES AVE
SPRINGDALE, AR 72762

Subdivision: RILEY & ARMSTRONG

Block / Lot: 171 / 3-6

Type: (RI) Res. Improv.

S-T-R: 15-20-26

Tax Dist: (21E) EUREKA SPRINGS CITY

Size (Acres):

Millage Rate: 50.50

Extended Legal: F-L 3,4,5,6 B-L 3,4,5,6 INC DOUGLAS ST E SD OF MAXWELL ST PART OF SWEENEY ALLEY
(VACATED)

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$2,778
Land:	\$30,000	\$6,000	\$6,000	Homestead Credit:	\$0
Building:	304650	60930	49003		
Total:	\$334,650	\$66,930	\$55,003		

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	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/17/2015	2015	108	Mis Deed			BON REPO LLC	N/A	N/A
10/25/2013	2013	2134	Quit Claim			BON REPO LLC	N/A	N/A
4/6/2009	182	943-944	Warr. Deed			FRANCO JEFFREY J/LEAH KAY TRUST	N/A	N/A
2/22/2005	166	429	Warr. Deed	821.70	\$249,000	EVANS/HAMM OND TO FRANCO	Other	Improved
9/2/2003	161	1017	Warr. Deed	254.10	\$77,000	SMITH TO EVANS/HAMM OND	Change After Sale	Improved
7/23/2002	159	265	Warr. Deed	224.40	\$67,500	CARLISLE TO SMITH	Valid	Improved
8/18/1999	151	547	Warr. Deed	198.00	\$60,000	RAY TO CARLISLE	Valid	Improved
3/29/1993	134	82	Quit Claim	0.00	\$0	MATHEW TO RAY	N/A	N/A
12/30/1988	121	549	N/A	74.50	\$33,864	FRM WILMA FERGUSON	00	N/A
12/8/1988	121	319	N/A	0.00	\$0	KATHLEEN BISHOP TO FERGUSON	N/A	N/A
4/16/1981	96	94	N/A	0.00	\$0		N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$182,050.00	\$36,410.00
2016	\$206,550.00	\$41,310.00
2017	\$211,550.00	\$42,310.00
2018	\$211,550.00	\$42,310.00
2019	\$211,550.00	\$42,310.00
2020	\$211,550.00	\$42,310.00
2021	\$211,550.00	\$42,310.00
2022	\$334,650.00	\$46,541.00
2023	\$334,650.00	\$50,772.00

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	2SB	Frame Siding Std.	1,820	3	1920		Average	
Exterior Wall: STUCCO			Plumbing: Full: 2 Half: 0					
Foundation: Closed Piers			Fireplace: N/A					
Floor Struct: Wood with subfloor			Heat / Cool: Central					

Parcel: 925-01442-000

Carroll County Report

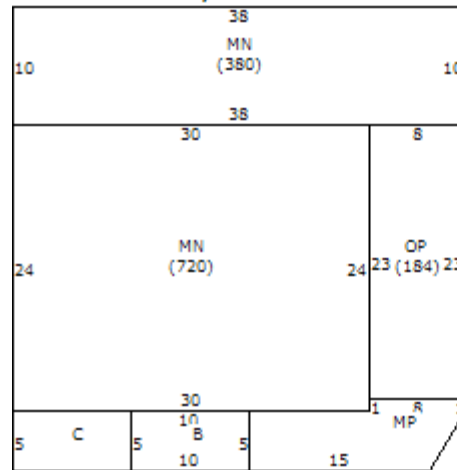
ID: 23969

Prev. Parcel: 20840

As of: 4/15/2024

Floor Cover: Softwood**Basement:** N/A**Insulation:** Ceilings Walls**Basement Area:****Roof Cover:** Clay or Slate**Year Remodeled:** 2005**Roof Type:** Gable**Style:**

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	720
B	OP	Porch, open	50
C	MP	Patio, masonry (brick, stone,	50
D	MP	Patio, masonry (brick, stone,	90
E	MN	Main Living Area	380
F	OP	Porch, open	184
G	WD	Wood deck	40
H	LL	Lower Level Living Area	720
I	WD	Wood deck	52

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wall, masonry (brick or stone)			19		
Concrete slab, reinforced		10x38			
Porch, open		380			

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Parcel: 925-01442-000

Carroll County Report

ID: 23969

Prev. Parcel: 20840

As of: 4/15/2024

Map



Property Owner**Name:** THE CARPENTER GROUP INC**Property Information****Physical Address:** 35 STEELE ST**Mailing Address:** 706 GRIFFITH AVE
TERRELL, TX 75161**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 172 / N/A**Type:** (RI) Res. Improv.**S-T-R:** 15-20-26**Tax Dist:** (21E) EUREKA SPRINGS CITY**Size (Acres):****Millage Rate:** 50.50**Extended Legal:** F-L 8 TO B-L 8 STEELE ST W SD S OF LAUNDRY SPRINGS, LOT 8 WATER ST E SD S OF LAUNDRY SPRINGS**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,833
Land:	\$15,000	\$3,000	\$3,000	Homestead Credit:	\$0
Building:	241700	48340	33296	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$256,700	\$51,340	\$36,296	Status: (V) - Verify	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/11/2021	6/21/2021	2021	2333	Warr. Deed	528.00	\$160,000	THE CARPENTER GROUP INC	Inc. Additiona l Prop.	Improve
1/10/1978		86	34	N/A	0.00	\$22	FROM L.FREUND TO KIRBBS	N/A	N/A
6/1/1955		85	181	ST	0.00	\$0	TO H LWEIS FREIND	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$162,000.00	\$32,400.00
2016	\$146,750.00	\$29,350.00
2017	\$139,600.00	\$27,920.00
2018	\$139,600.00	\$27,920.00
2019	\$139,600.00	\$27,920.00
2020	\$139,600.00	\$27,920.00
2021	\$139,600.00	\$27,920.00
2022	\$256,700.00	\$30,712.00
2023	\$256,700.00	\$33,504.00

Not a Legal Document.

Subject to terms and conditions.

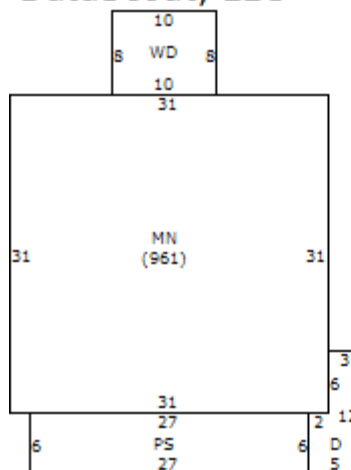
www.actDataScout.com

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	TWO	Frame Siding Std.	1,922	4	1890		Average	

Exterior Wall: WOOD**Foundation:** Closed Piers**Floor Struct:** Wood with subfloor**Floor Cover:** Softwood**Insulation:** Ceilings**Roof Cover:** Wood Shakes**Roof Type:** Gable**Plumbing:** Full: 2 Half: 0**Fireplace:** N/A**Heat / Cool:** Central**Basement:** FinPart**Basement Area:** 496**Year Remodeled:****Style:**

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	961
B	PS	Patio slab	162
C	WD	Wood deck	80
D	OP	Porch, open	48
E	OP	Porch, open	162
F	OP	Porch, open	162

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wall, masonry (brick or stone)			2		

Parcel: 925-01446-000
Prev. Parcel: 20843
As of: 4/15/2024

Carroll County Report

ID: 23972

Other Adjustments

Code	Type	Quantity
FLOORC	C	496
HTAC	C	496

Map



Parcel: 925-01447-000

Carroll County Report

ID: 23973

Prev. Parcel: 20844

As of: 4/15/2024

Property Owner

Name: KAPILA RACHEL

Property Information

Physical Address: 39 STEELE ST

Mailing Address: 39 STEELE ST
EUREKA SPRINGS, AR 72632

Subdivision: RILEY & ARMSTRONG

Block / Lot: 172 / N/A

Type: (RI) Res. Improv.

S-T-R: 15-20-26

Tax Dist: (21E) EUREKA SPRINGS CITY

Size (Acres):

Millage Rate: 50.50

Extended Legal: STEELE WSD LOTS 9,10 PT 11 WATER ST

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$4,044
Land:	\$30,000	\$6,000	\$6,000	Homestead Credit:	\$0
Building:	460400	92080	74080	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$490,400	\$98,080	\$80,080	Status: (V) - Verify	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/10/2019	1/10/2019	2019	76	CorrDeed			KREBBS TST	N/A	Improve d
12/20/2018	12/27/2018	2018	3774- 3776	Warr. Deed	907.50	\$275,000	KAPILA RACHEL	Unval.	Improve d
12/20/2018	12/27/2018	2018	3772	Quit Claim			KREBBS TST	N/A	Improve d
1/25/2017		2017	256	Mis Deed			KREBBS TA/MILDRED TRUST	N/A	N/A
11/14/1997		147	552	Trust Deed	0.00	\$0	KREBBS TO KREBBS TRUST	N/A	N/A
1/7/1983		102	387	N/A	0.00	\$0	FR P ANSTEN/S KREBBS	N/A	N/A
11/1/1976		79	367	N/A	0.00	\$0		N/A	N/A

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Base Structure

Item	Label	Description	Area
A	DWG	Dwelling	1440
B	GEP	Porch, glass enclosed	128
C	SEP	Porch, screen enclosed	128
D	OP	Porch, open	150
E	OP	Porch, open	110
F	WD	Wood deck	152
G	1+	1+, Upper Level	832
H	OP	Porch, open	256
I	OP	Porch, open	110

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Storage/utility bldg. frame		8x13			
Fence, wood 3'					
Wall, masonry (brick or stone)			8		
Wrought Iron Fence		82			
Patio, masonry (brick, stone,		10x40			
Concrete slab, reinforced		8x32			
Wood deck		5x12			

Map

Parcel: 925-01448-000

Carroll County Report

ID: 23974

Prev. Parcel: 20845

As of: 4/15/2024

Property Owner

Name: KREBBS PHILLIP

Property Information

Physical Address: 45 STEELE ST

Mailing Address: 45 STEELE ST
EUREKA SPRINGS, AR 72632

Subdivision: RILEY & ARMSTRONG

Block / Lot: 172 / N/A

Type: (RI) Res. Improv.

S-T-R: 15-20-26

Tax Dist: (21E) EUREKA SPRINGS CITY

Size (Acres):

Millage Rate: 50.50

Extended Legal: F-L 12, 13 & 14, B-L 12,13, & 14 STEELE ST W SIDE OF LAUNDRY SPG & WATER ST E SD S OF LAUNDRY SPG

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,156
Land:	\$27,000	\$5,400	\$5,175	Homestead Credit:	\$425
Building:	185600	37120	26141	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$212,600	\$42,520	\$31,316	Status: (O) - OwnerOcc	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/5/2003	162	31-32	Warr. Deed	0.00	\$0	KREBBS TRUST TO P	N/A	N/A
11/14/1997	147	552	Trust Deed	0.00	\$0	KREBB KREBBS TO KREBBS TRUST	N/A	N/A
8/26/1980	94	87	N/A	0.00	\$0		N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$151,100.00	\$30,220.00
2016	\$151,100.00	\$30,220.00
2017	\$136,150.00	\$27,230.00
2018	\$136,150.00	\$27,230.00
2019	\$136,150.00	\$27,230.00
2020	\$136,150.00	\$27,230.00
2021	\$136,150.00	\$27,230.00
2022	\$212,600.00	\$28,592.00
2023	\$212,600.00	\$29,954.00

Not a Legal Document.

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Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	2SB	Masonry & Frame	960	3	1995		Average	

Exterior Wall: WD/STONE**Plumbing:** Full: 1 Half: 0**Foundation:** Closed Piers**Fireplace:** Type: 2s Dbl. Qty: 1**Floor Struct:** Wood with subfloor**Heat / Cool:** None**Floor Cover:** Carpet & Tile**Basement:** N/A**Insulation:** Ceilings Walls**Basement Area:****Roof Cover:** Fiberglass Shingle**Year Remodeled:****Roof Type:** Hip**Style:**

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24	OP	24
8	(192)	8
24		
20	DWG	20
	(480)	
24		

Base Structure

Item	Label	Description	Area
A	DWG	Dwelling	480
B	OP	Porch, open	192
C	LL	Lower Level Living Area	480
D	FFA	Garage - frame finished, attac	600
E	WD	Wood deck	192

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Aggregate concrete		20x22			
Wall, masonry (brick or stone)			14		

Parcel: 925-01448-000
Prev. Parcel: 20845
As of: 4/15/2024

Carroll County Report

ID: 23974

Other Adjustments

Code	Type	Quantity
FLOORC	W	480

Map



Property Owner**Name:** KREBBS TA & MILDRED TRUST %
PHILLIPS KREBBS**Mailing Address:** 45 STEELE ST
EUREKA SPRINGS, AR 72632**Type:** (RI) Res. Improv.**Tax Dist:** (21E) EUREKA SPRINGS CITY**Millage Rate:** 50.50**Extended Legal:** STEELE ST WSD OF LAUNDRY 36' S SD 11 ON WATER ST E SD S OF LAUNDRY SPRINGS, F-L
36' S SD 11 & B-L 36' S SD 11**Property Information****Physical Address:** 41 STEELE ST**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 172 / N/A**S-T-R:** 15-20-26**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$15,000	\$3,000	\$3,000
Building:	127000	25400	20517
Total:	\$142,000	\$28,400	\$23,517

Taxes

Estimated Taxes:	\$1,188
Homestead Credit:	\$0

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	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
12/27/2018	12/27/2018	2018	518	CertfDed			KREBBS TA & MILDRED TRUST	N/A	Improve d
12/27/2018	12/27/2018	2018	517	CertfDed			KREBBS TA & MILDRED TRUST	N/A	Improve d
11/14/1997		147	552	Trust Deed	0.00	\$0	KREBBS TO KREBBS TRUST	N/A	N/A
7/26/1988		119	812	N/A	55.00	\$25,000	FROM R & A VANDERIEFT	00	N/A
7/7/1988		119	685	Quit Claim	0.00	\$0	STITES TO VANDERIEFT	N/A	N/A
11/30/1982		102	233	N/A	23.10	\$21,000		00	N/A
11/10/1972		73	19	N/A	0.00	\$0		N/A	N/A

Not a Legal Document.

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Reappraisal Value History

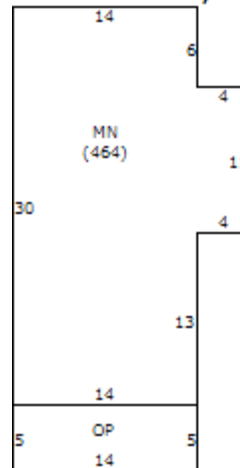
Tax Year	Total Value	Total Assessed
2015	\$64,650.00	\$12,930.00
2016	\$64,650.00	\$12,930.00
2017	\$90,450.00	\$14,453.00
2018	\$90,450.00	\$15,746.00
2019	\$90,450.00	\$17,039.00
2020	\$90,450.00	\$18,090.00
2021	\$90,450.00	\$18,090.00
2022	\$142,000.00	\$19,899.00
2023	\$142,000.00	\$21,708.00

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	2SB	Frame Siding Std.	1,060	5	1890		Average	

Exterior Wall: WOOD**Foundation:** Closed Piers**Floor Struct:** Wood with subfloor**Floor Cover:** Carpet & Tile**Insulation:** Ceilings**Roof Cover:** Asphalt Shingle**Roof Type:** Gable**Plumbing:** Full: 2 Half: 0**Fireplace:** N/A**Heat / Cool:** Central**Basement:** Unfin**Basement Area:** 144**Year Remodeled:****Style:**

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Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	464
B	OP	Porch, open	70
C	OP	Porch, open	12
D	LL	Lower Level Living Area	596

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wrought Iron Fence		45			
Fence, wood 3'					
Wall, masonry (brick or stone)			4		
Aggregate concrete		12x19			

Parcel: 925-01449-000

Carroll County Report

ID: 23975

Prev. Parcel: 20846

As of: 4/15/2024

Map



Property Owner**Name:** NOLEN MARY JANE & RUNDEL
KENNETH**Mailing Address:** 21 STEELE ST
EUREKA SPRINGS, AR 72632**Type:** (RI) Res. Improv.**Tax Dist:** (21E) EUREKA SPRINGS CITY**Millage Rate:** 50.50**Extended Legal:** F-L 1,2,3 STEELE ST S SD B-L 1,2,3**Property Information****Physical Address:** 21 STEELE ST**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 173 / 1,2,3**S-T-R:** 15-20-26**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$27,000	\$5,400	\$5,175
Building:	118800	23760	16721
Total:	\$145,800	\$29,160	\$21,896

Taxes

Estimated Taxes:	\$681	
Homestead Credit:	\$425	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.
Status:	(O) - OwnerOcc	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/5/2009	184	487	Warr. Deed			NOLEN MARY JANE/RUNDEL KENNETH	N/A	N/A
2/26/2009	182	608	Quit Claim			SUNTREE ENTERPRISE S LLC	N/A	N/A
11/21/2008	181	952-53	Quit Claim	16.50	\$5,000	FREEMAN JOY	N/A	Improved
7/28/2008	181	27	Quit Claim			FREEMAN JOY	N/A	N/A
5/13/2008	180	550	Warr. Deed	396.00	\$120,000	MCLEOD KARA	Unval.	Improved
3/1/1994	137	198	N/A	3.30	\$1,000	FRM FREUND FOR BLKS 1,2,3	00	N/A
12/9/1991	129	772	N/A	0.00	\$0	FEHR TRUST TO ROLL	N/A	N/A
12/19/1990	127	62	N/A	0.55	\$500	CREATING TRUST-ARNOLD FEYR	N/A	N/A
7/20/1959	61	512	N/A	0.55	\$500		N/A	N/A

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Parcel: 925-01452-000

Carroll County Report

ID: 23976

Prev. Parcel: 20848

As of: 4/15/2024

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	856
B	WD	Wood deck	144
C	WD	Wood deck	48

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Garage - frame unfinished, detach		12x20			
Storage/utility bldg. frame		4x12			
Wall, masonry (brick or stone)			6		
No overhead garage door		8x6			
Wood deck		8x12			

Other Adjustments

Code	Type	Quantity
FRPL	1SA	

Map



Parcel: 925-01453-000

Carroll County Report

ID: 23977

Prev. Parcel: 20849

As of: 4/15/2024

Property Owner

Name: BETTMAN MAUREEN TST

Property Information

Physical Address: 31 STEELE ST

Mailing Address: 1023 MARVILLA LN
ST LOUIS, MO 63131

Subdivision: RILEY & ARMSTRONG

Block / Lot: 173 / N/A

Type: (RI) Res. Improv.

S-T-R: 15-20-26

Tax Dist: (21E) EUREKA SPRINGS CITY

Size (Acres):

Millage Rate: 50.50

Extended Legal: STEELE ST S SD F-L 4,5,6, F-L 10' ALLEY BET 6 & 7, B-L 4,5,6, B-L 10' ALLEY BET 6 & 7

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$2,088
Land:	\$27,000	\$5,400	\$5,400	Homestead Credit:	\$0
Building:	223050	44610	35953	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$250,050	\$50,010	\$41,353		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/20/2016	2016	1177	Warr. Deed			BETTMAN MAUREEN TST	N/A	N/A
3/9/2016	2016	49	Affidav			BETTMAN MAUREEN	N/A	N/A
3/16/2000	153	1	Warr. Deed	277.20	\$84,000	FITHIAN TO BETTMAN	Valid	N/A
12/22/1994	139	744	GI	0.00	\$0	FROM FREUND	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$154,550.00	\$30,910.00
2016	\$154,550.00	\$30,910.00
2017	\$159,050.00	\$31,810.00
2018	\$159,050.00	\$31,810.00
2019	\$159,050.00	\$31,810.00
2020	\$159,050.00	\$31,810.00
2021	\$159,050.00	\$31,810.00
2022	\$250,050.00	\$34,991.00
2023	\$250,050.00	\$38,172.00

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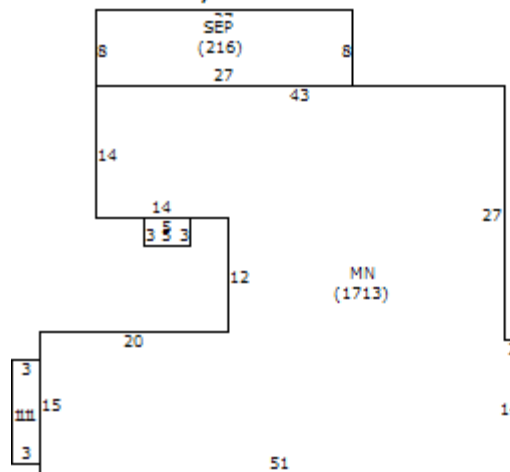
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Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	2SB	Frame Siding Std.	2,225	4	1975		Average	

Exterior Wall: WOOD**Foundation:** Closed Piers**Floor Struct:** Wood with subfloor**Floor Cover:** Carpet & Tile**Insulation:** Ceilings Walls**Roof Cover:** Asphalt Shingle**Roof Type:** Gable**Plumbing:** Full: 1 Half: 0**Fireplace:** N/A**Heat / Cool:** Central**Basement:** N/A**Basement Area:****Year Remodeled:****Style:**

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1713
B	OP	Porch, open	33
C	OP	Porch, open	15
D	SEP	Porch, screen enclosed	216
E	OP	Porch, open	69
F	WD	Wood deck	40
G	LL	Lower Level Living Area	512

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wall, masonry (brick or stone)			11		
Wrought Iron Fence					

Parcel: 925-01453-000

Carroll County Report

ID: 23977

Prev. Parcel: 20849

As of: 4/15/2024

Map



Property Owner**Name:** MILLS KAREN J**Property Information****Physical Address:** DOUGLAS ST**Mailing Address:** 29 DOUGLAS ST
EUREKA SPRINGS, AR 72632-3409**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 174 / N/A**Type:** (RV) Res. Vacant**S-T-R:** 15-20-26**Tax Dist:** (21E) EUREKA SPRINGS CITY**Size (Acres):****Millage Rate:** 50.50**Extended Legal:** F-L 13 TO 16, B-L 13 TO 16, DOUGLAS ST E SD S OF BERRYVILLE AVE F-L 13 TO 16 INC, B-L 13 TO 16 INC WATER ST W SD S OF BERRYVILLE AVE**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$303
Land:	\$30,000	\$6,000	\$6,000	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$30,000	\$6,000	\$6,000		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/15/2000	154	758	Quit Claim	0.00	\$0	MILLS TO MILLS	N/A	N/A
3/2/1989	121	844	N/A	72.00	\$32,727	FROM ROBERT KABOT	00	N/A
1/6/1989	121	585	Quit Claim	0.00	\$0	FROM S & E HOROK	N/A	N/A
1/6/1989	121	584	Quit Claim	0.00	\$0	FROM M KING	N/A	N/A
1/6/1989	121	583	Quit Claim	0.00	\$0	FROM J & D KABOT	N/A	N/A
1/6/1989	121	582	Quit Claim	0.00	\$0	FROM ANNA KABOT	N/A	N/A
10/27/1972	72	84	N/A	0.00	\$0		N/A	N/A

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Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$20,000.00	\$3,784.00
2016	\$20,000.00	\$4,000.00
2017	\$25,000.00	\$4,400.00
2018	\$25,000.00	\$4,800.00
2019	\$25,000.00	\$5,000.00
2020	\$25,000.00	\$5,000.00
2021	\$25,000.00	\$5,000.00
2022	\$30,000.00	\$5,500.00
2023	\$30,000.00	\$6,000.00

Map



Property Owner**Name:** KABAT KURT ADMINISTRATOR**Property Information****Physical Address:** DOUGLAS ST**Mailing Address:** 6425 WINTEBERRY LN
SPRINGFIELD, IL 62712**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 174 / N/A**Type:** (RV) Res. Vacant**S-T-R:** 15-20-26**Tax Dist:** (21E) EUREKA SPRINGS CITY**Size (Acres):****Millage Rate:** 50.50**Extended Legal:** FL 17 & BL 17 & 18 DOUGLAS ST E SD OF BERRYVILLE AVE, F-L 17 & 18 & B-L 17 & 18 WATER
ST W SD OF BERRYVILLE AVE.**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$100
Land:	\$22,500	\$4,500	\$1,985	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$22,500	\$4,500	\$1,985		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/8/2004			N/A			KABAT KURT ADMINISTRAT OR	N/A	N/A
1/1/1972	72	84	N/A	0.00	\$0		N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$15,000.00	\$948.00
2016	\$15,000.00	\$1,016.00
2017	\$18,750.00	\$1,118.00
2018	\$18,750.00	\$1,220.00
2019	\$18,750.00	\$1,322.00
2020	\$18,750.00	\$1,424.00
2021	\$18,750.00	\$1,526.00
2022	\$22,500.00	\$1,679.00
2023	\$22,500.00	\$1,832.00

Parcel: 925-01462-001

Carroll County Report

ID: 23987

Prev. Parcel: 21717

As of: 4/15/2024

Map



Property Owner**Name:** MITCHELL JOHN IRREVOCABLE
TST**Mailing Address:** 130 SPRING ST
EUREKA SPRINGS, AR 72632**Type:** (RV) Res. Vacant**Tax Dist:** (21E) EUREKA SPRINGS CITY**Millage Rate:** 50.50**Extended Legal:** F-L 18 DOUGLAS ST E SD S OF BERRYVILLE AVE.**Property Information****Physical Address:** DOUGLAS ST**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 174 / N/A**S-T-R:** 15-20-26**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$3,000	\$600	\$600
Building:	0	0	0
Total:	\$3,000	\$600	\$600

Taxes

Estimated Taxes:	\$30
Homestead Credit:	\$0

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	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/18/2018	7/18/2018	2018	1920	Quit Claim			MITCHELL JOHN IRREVOCABLE TST	N/A	Land Only
6/16/2011		189	31	Redem Deed			MITCHELL JOHN	N/A	N/A
9/25/2001		156	911	Redem Deed	0.00	\$0	ST COMM TO MITCHELL	N/A	N/A
8/3/1994		138	492	92	4.40	\$1,333	GREENE TO MITCHELL	00	N/A
12/28/1992		133	342	ES	0.00	\$0	GREENE TO MITCHELL	N/A	N/A
12/5/1988		121	280	Quit Claim	0.00	\$0	FROM LAURA JOHNSON	N/A	N/A
9/26/1985		111	388	Quit Claim	16.50	\$15,000	FROM DONALD G SMITH	00	N/A
2/18/1984		106	310	Quit Claim	11.00	\$10,000	FRM RAYMOND D COX	00	N/A

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Parcel: 925-01463-000
Prev. Parcel: 20857
As of: 4/15/2024

Carroll County Report

ID: 23988

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$2,000.00	\$400.00
2016	\$2,000.00	\$400.00
2017	\$2,500.00	\$440.00
2018	\$2,500.00	\$480.00
2019	\$2,500.00	\$500.00
2020	\$2,500.00	\$500.00
2021	\$2,500.00	\$500.00
2022	\$3,000.00	\$550.00
2023	\$3,000.00	\$600.00

Map



Property Owner**Name:** COX CRAIG B & SHY R**Property Information****Physical Address:** 30 STEELE ST**Mailing Address:** 257 SPRING ST
EUREKA SPRINGS, AR 72632**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 188 / 1-3**Type:** (RI) Res. Improv.**S-T-R:** 15-20-26**Tax Dist:** (21E) EUREKA SPRINGS CITY**Size (Acres):****Millage Rate:** 50.50**Extended Legal:** STEELE ST ESD S OF LAUNDRY SPG F-L 1-3 & B-L 1-3**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,033
Land:	\$27,000	\$5,400	\$5,400	Homestead Credit:	\$0
Building:	91500	18300	15062	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$118,500	\$23,700	\$20,462	Status: (N) - No Adj	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/16/2012	191	415	Warr. Deed	412.50	\$125,000	COX CRAIG B/SHY R	Unval.	Improve d
7/28/2006	173	941- 942	Warr. Deed	313.50	\$95,000	DONOH TO ROSENQUIST	Unval.	Improve d
2/16/2000	152	779	Warr. Deed	247.50	\$75,000	KREBBS TO DONOH	Valid	N/A
9/14/1979	91	195	N/A	18.70	\$17,000		00	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$74,050.00	\$14,810.00
2016	\$74,050.00	\$14,810.00
2017	\$78,700.00	\$15,740.00
2018	\$78,700.00	\$15,740.00
2019	\$78,700.00	\$15,740.00
2020	\$78,700.00	\$15,740.00
2021	\$78,700.00	\$15,740.00
2022	\$118,500.00	\$17,314.00
2023	\$118,500.00	\$18,888.00

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Parcel: 925-01526-000

Carroll County Report

ID: 24034

Prev. Parcel: 20907

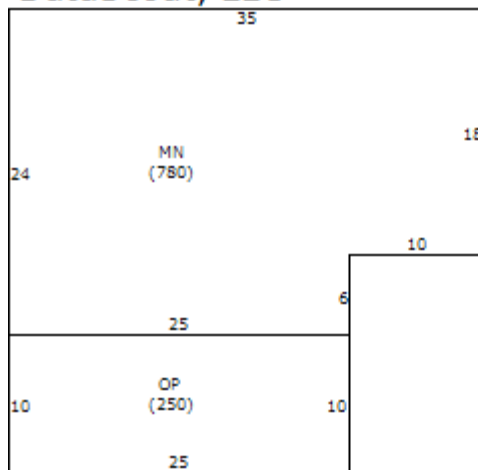
As of: 4/15/2024

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame Siding Std.	780	4	1925		Average	

Exterior Wall: STUCCO**Foundation:** Slab**Floor Struct:** ElevSlab**Floor Cover:** Carpet & Tile**Insulation:** Ceilings Walls**Roof Cover:** Asphalt Shingle**Roof Type:** Gable**Plumbing:** Full: 2 Half: 0**Fireplace:** N/A**Heat / Cool:** Central**Basement:** N/A**Basement Area:****Year Remodeled:****Style:**

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	780
B	OP	Porch, open	250

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Storage/utility bldg. frame		8x16			
Wall, masonry (brick or stone)			4		
Wrought Iron Fence					

Parcel: 925-01526-000

Carroll County Report

ID: 24034

Prev. Parcel: 20907

As of: 4/15/2024

Map



Property Owner**Name:** CLIETT CHARLES B JR & BARTH
WALKER JAY REV TST**Mailing Address:** 1711 CENTER ST
LITTLE ROCK, AR 72206**Type:** (RI) Res. Improv.**Tax Dist:** (21E) EUREKA SPRINGS CITY**Millage Rate:** 50.50**Extended Legal:** STEELE ST E SD S OF LAUNDRY SPRINGS F-L 4 & 5 B-L 4 & 5 F-L PT 6**Property Information****Physical Address:** 32 STEELE ST**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 188 / N/A**S-T-R:** 15-20-26**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$22,500	\$4,500	\$4,500
Building:	155800	31160	25179
Total:	\$178,300	\$35,660	\$29,679

Taxes

Estimated Taxes:	\$1,499	
Homestead Credit:	\$0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.
Status:	(N) - No Adj	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/24/2014	1/24/2019	2019	131	Warr. Deed			CLIETT CHARLES B JR & BARTH WALKER JAY REV TST	N/A	Improved
7/7/2010		186	189/190	Warr. Deed	561.00	\$170,000	CLIETT CHARLES B JR/BARTH WALKER	Unval.	Improved
4/25/2008		180	389	Warr. Deed	584.10	\$177,000	LOCKWOOD JOHN/TRACY	Unval.	Improved
8/17/1999		151	527	Warr. Deed	165.00	\$50,000	EST CRUDGINGT ON	Valid	N/A
8/17/1999		151	525	81	0.00	\$0	DEATH CERT/JAMES CRUDGINGT O	N/A	N/A
11/27/1978		88	374	N/A	1.10	\$1,000		00	N/A
8/7/1976		79	12	N/A	4.40	\$4,000		00	N/A

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Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$94,400.00	\$18,880.00
2016	\$105,800.00	\$21,160.00
2017	\$114,150.00	\$22,830.00
2018	\$114,150.00	\$22,830.00
2019	\$114,150.00	\$22,830.00
2020	\$114,150.00	\$22,830.00
2021	\$114,150.00	\$22,830.00
2022	\$178,300.00	\$25,113.00
2023	\$178,300.00	\$27,396.00

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE+	Frame Siding Std.	992	4	1890		Average	

Exterior Wall: WOOD**Foundation:** Closed Piers**Floor Struct:** Wood with subfloor**Floor Cover:** Softwood**Insulation:** Ceilings Walls**Roof Cover:** Asphalt Shingle**Roof Type:** Gable**Plumbing:** Full: 2 Half: 0**Fireplace:** N/A**Heat / Cool:** Central**Basement:** N/A**Basement Area:****Year Remodeled:** 2010**Style:**

DataScout, LLC

13	50	MN (650)	13
5	50	OP (234)	5
		39	

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	650
B	OP	Porch, open	234
C	1+	1+, Upper Level	243
D	WD	Wood deck	15
E	1+	1+, Upper Level	99

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Storm Shelter					
Wall, masonry (brick or stone)			6		

Parcel: 925-01527-000

Carroll County Report

ID: 24035

Prev. Parcel: 20908

As of: 4/15/2024

Map



Property Owner**Name:** BARTH WALKER JAY & CLIETT
CHARLES BUREN REV TST**Mailing Address:** 1711 CENTER ST
LITTLE ROCK, AR 72206**Type:** (RV) Res. Vacant**Tax Dist:** (21E) EUREKA SPRINGS CITY**Millage Rate:** 50.50**Extended Legal:** STEELE ST ESD S OF LAUNDRY SPRINGS F-L S1/2 6, ALL 7, B-L 6 & 7**Property Information****Physical Address:** STEELE ST**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 188 / N/A**S-T-R:** 15-20-26**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$22,500	\$4,500	\$1,985
Building:	0	0	0
Total:	\$22,500	\$4,500	\$1,985

Taxes

Estimated Taxes:	\$100
Homestead Credit:	\$0

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	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/8/2021	2/21/2021	2021	390	Warr. Deed	26.40	\$7,500	BARTH WALKER JAY & CLIETT CHARLES BUREN REV TST	OF	Land Only
1/10/1978	1/10/1978	86	34	Warr. Deed	22.00	\$20,000	KREBBS PHILLIP AUSTIN	00	Land Only

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$15,000.00	\$948.00
2016	\$15,000.00	\$1,016.00
2017	\$18,750.00	\$1,118.00
2018	\$18,750.00	\$1,220.00
2019	\$18,750.00	\$1,322.00
2020	\$18,750.00	\$1,424.00
2021	\$18,750.00	\$1,526.00
2022	\$22,500.00	\$1,679.00
2023	\$22,500.00	\$1,832.00

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Parcel: 925-01529-000

Carroll County Report

ID: 24036

Prev. Parcel: 20909

As of: 4/15/2024

Map



Property Owner**Name:** BARTH WALKER JAY & CLIETT
CHARLES BUREN REV TST**Mailing Address:** 1711 CENTER ST
LITTLE ROCK, AR 72206**Type:** (RV) Res. Vacant**Tax Dist:** (21E) EUREKA SPRINGS CITY**Millage Rate:** 50.50**Extended Legal:** STEELE ST E SD S OF LAUNDRY SPRGS F-L 8 & 9 B-L 8 & 9**Property Information****Physical Address:** STEELE ST**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 188 / 8-9**S-T-R:** 15-20-26**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$22,500	\$4,500	\$1,985
Building:	0	0	0
Total:	\$22,500	\$4,500	\$1,985

Taxes

Estimated Taxes:	\$100
Homestead Credit:	\$0

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	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/8/2021	2/21/2021	2021	390	Warr. Deed	26.40	\$7,500	BARTH WALKER JAY & CLIETT CHARLES BUREN REV TST	OF	Land Only
10/24/1978	1/10/1978	88	217	Warr. Deed	0.00	\$0	KREBBS	N/A	Land Only

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$15,000.00	\$948.00
2016	\$15,000.00	\$1,016.00
2017	\$18,750.00	\$1,118.00
2018	\$18,750.00	\$1,220.00
2019	\$18,750.00	\$1,322.00
2020	\$18,750.00	\$1,424.00
2021	\$18,750.00	\$1,526.00
2022	\$22,500.00	\$1,679.00
2023	\$22,500.00	\$1,832.00

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Parcel: 925-01530-000

Carroll County Report

ID: 24037

Prev. Parcel: 20910

As of: 4/15/2024

Map



Property Owner**Name:** JOHNSON RICHARD & JANE**Property Information****Physical Address:****Mailing Address:** 415 E 44TH ST
SAVANNAH, GA 31405**Subdivision:** RILEY & ARMSTRONG**Block / Lot:** 189 / 1-11**Type:** (RV) Res. Vacant**S-T-R:** 15-20-26**Tax Dist:** (21E) EUREKA SPRINGS CITY**Size (Acres):****Millage Rate:** 50.50**Extended Legal:** EMERSON ST E SD S OF LAUNDRY SPRIGS F-L & B-L 1 TO 11 INC**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$333
Land:	\$33,000	\$6,600	\$6,600	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$33,000	\$6,600	\$6,600	Status: (N) - No Adj	

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/8/2006	172	75-77	Warr. Deed	59.40	\$18,000	MITCHELL TO JOHNSON	Unval.	Land Only
10/12/2004	165	524	Quit Claim			MITCHELL TO JOHNSON	N/A	N/A
9/25/2001	156	923	Redem Deed	0.00	\$0	ST COMM TO MITCHELL	N/A	N/A
2/4/1994	137	01	N/A	24.20	\$7,333	FROM GREENE	00	N/A
6/5/1992	131	498	ES	0.00	\$0	GREENE TO MITCHELL	N/A	N/A
12/5/1988	121	280	Quit Claim	0.00	\$0	FROM LAURA JOHNSON	N/A	N/A
9/26/1985	111	388	Quit Claim	0.00	\$0	FROM D G SMITH	N/A	N/A
2/18/1984	106	310	Quit Claim	11.00	\$10,000	FROM RAYMOND D COX	00	N/A
1/13/1972	70	421	N/A	0.00	\$0		N/A	N/A

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Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$22,000.00	\$4,400.00
2016	\$22,000.00	\$4,400.00
2017	\$27,500.00	\$4,840.00
2018	\$27,500.00	\$5,280.00
2019	\$27,500.00	\$5,500.00
2020	\$27,500.00	\$5,500.00
2021	\$27,500.00	\$5,500.00
2022	\$33,000.00	\$6,050.00
2023	\$33,000.00	\$6,600.00

Map



April 16, 2024

Dear neighbor,

A Level III application has been submitted to the Eureka Springs Historic District Commission for new construction at **35 Steele St** in the Eureka Springs Historic District.

You are listed as a property owner within two hundred feet of the property for review.

This letter is to notify you of the public hearing that will be held **Wednesday, May 1, 2024 at 6pm** in the basement of the City Auditorium at 36 S Main St. You are invited to attend and give a statement of support or opposition to the project for review. Letters submitted to my office will be read into the public record at the hearing.

You can reach me at kyle.palmer@eurekaspringsar.gov or 479-253-9703 with any questions.

Thank you for your attention to this matter.

Regards,

Kyle Palmer, Director
Department of Planning and Community Development,
Historic District Commission