



CITY OF WHITE HALL

BOARD OF ZONING ADJUSTMENT & PLANNING COMMISSION/ MEETING

6:15 p.m.
Monday, April 13th, 2026
101 Parkway
White Hall, AR 71602



Agenda Topics

Board of Zoning Adjustment - NONE

Planning Commission

A. Call to Order

B. Minutes of February 9, 2026

C. New Business

1. Rezoning request by Highland Solutions LLC and Jefferson County to rezone approximately 38 acre from R-1 Residential to M-1, Manufacturing. The property is located north of and adjoining the north property line of 5601 N. Industrial Drive.

D. Other Business: None

ADJOURN

MINUTES
WHITE HALL PLANNING COMMISSION MEETING
February 9, 2026

Present: Ken Smith, Chairman; Commissioner Terry Smith, Commissioner David Judkins, Commissioner Sammie Sheftic, Commissioner David Beck, and Commissioner Evan Staton. Not present Commissioner Doris Golden.

Others present: Mayor Noel Foster, City Council member Scotty Ray, Larry Wright, Landon Lively and his wife, Jeff May, Michael Horn, an unidentified lady, city police officer and Larry Reynolds, Planning.

Planning Commission

Chairman Ken Smith opened the meeting at 6:15 pm and welcomed the Mayor, Commissioners and guest. The Chair noted that the first action on the agenda was the review and approval of the minutes from both the April 14th, 2025 meeting and the June 9th, 2025 meeting. A request for any corrections to the minutes was made by the Chair and being none, Commissioner Terry Smith made a motion to approved both sets of minutes, seconded by Commissioner David Judkins and unanimously approved 6-0.

Item #1: Conditional Use request by L & L Lively Investments, LLC to develop a Residential Planned Unit Development on Shepherd Drive. The development will include duplexes, single family homes and multifamily townhouses. The property is zoned R-2, Residential.

Chairman Ken Smith introduced the request for Conditional Use by L & L Lively, Investments, LLC. It was noted by the Chair that all commissioners had received a packet with Planning staff review. He then asked planning staff to give a brief reading of its review and recommendation.

Larry Reynolds, Planner read the last portion of the review then concluded with the staff recommendation in favor of the request.

The Chair asked if there was anyone wanting to speak in favor of the request.

Mayor Foster noted that he had met with Landon Lively about the proposed development and suggested that he look at the Rockwater development in North Little Rock. He noted that a video presentation was created by Larry Wright and each commissioner had a paper copy in front of them. Mayor Foster then narrated the presentation. He indicated that he had the city engineer to evaluate the potential traffic impact which indicated that there would be two peak congestion times: early

morning (7-8 am) and afternoon (4:30 to 5:30 pm). That congestion would consist of 14-19 vehicles entering and exiting at the intersection of Shepherd and Robin Street. He acknowledged that in the future the city will have to look into widening Robin Street and White Hall Road and that they will look at funding options for that project.

Mayor Foster further commented that the proposal would be a secure and gated community with a mix of single family, duplex and townhouses. He continued by saying the younger generation is trading mortgages for amenities and mobility and minimizing debt. The Mayor also cited the recent announcement of a defense contractor investment of \$1.3 billion within the arsenal and the potential energy plant north of town which will increase the need for affordable housing. He has known the Lively family for three generations and that they build quality structures and continue to make investments in White Hall.

Chairman Smith asked if there any more comments in favor of the request.

Commissioner Judkins asked the planner to clarify whether there were going to be 58 or 59 dwelling units to which the planner replied "59" – 13 single family, 14 duplexes and 18 townhouses. Commissioner Judkins mentioned several similar developments in northwest Arkansas and that they seem to blend in successfully.

At that time there being no one else wishing to speak in favor of the request Chairman Smith asked if there was any one present that wanted to speak in opposition to this request. There was none. He noted that the Mayor and him had visited the Rockwater development in North Little Rock and was impressed with the mixed uses, sidewalks and availability to the elderly. It was also noted that he lives across the street for some of the Lively's duplexes and this proposed development and the existing units are maintained and they have had no issues with them.

Commissioner Beck made a motion to approve the request seconded by Commissioner Terry Smith and unanimously approved 6-0.

Commissioner Beck noted after the vote that "its easier to make a good thing great than a bad thing good! Our military installations are good, we can make them great."

There being no further business before the Commission the meeting was adjourned by acclamation at 6:29 p.m.

Approved on the ____ of _____.

Chair

RECOMMENDATION
 TO THE
 WHITE HALL PLANNING COMMISSION

SUBJECT: Rezoning request by Highland Solutions LLC and Jefferson County to rezone approximately 38 acre from R-1 Residential to M-1, Manufacturing. The property is located north of and adjoining the north property line of 5601 N. Industrial Drive.

APPLICANT: Highland Solutions, LLC and Jefferson County

ZONING AND LAND USE: R-1, Single Family

ZONING	North	Outside City Limits	LAND USE:	North:	Vacant - Wooded
	South	I-4, Industrial Park – Pine Bluff		South	Highland Pellet-Tyson
	East:	R-1, Residential		East:	Highland Pellet
	West:	R-1, Residential		West:	Power line – Vacant – Residence – Cell Tower

REVIEW

Background and Request: The applicant requests approval to rezone approximately 38 acres from R-1 (Residential) to M-1 (Manufacturing). The subject property is located north of and directly adjoining the northern property line of 5601 N. Industrial Drive, which lies within the jurisdiction of Pine Bluff and is zoned I-4 (Industrial Park). The purpose of the rezoning request is to expand the availability of industrial-zoned land in proximity to existing industrial operations and infrastructure, thereby supporting continued economic and industrial development in the area.

Site and Surrounding Area: The subject site consists of approximately 38 acres of majority cleared undeveloped land with a strip buffer of trees remaining on the west side. The surrounding land uses are noted in the chart above. The property is situated adjacent to an established industrial corridor along N. Industrial Drive, with access to infrastructure that supports manufacturing and industrial activity.

Zoning and Land Use Considerations: The current R-1 Residential zoning classification is intended for low-density residential development and is not consistent with the existing industrial character immediately south of the property. The proposed M-1 Manufacturing zoning district is intended to accommodate light to moderate industrial uses, including manufacturing, warehousing, and related operations. While M-1 is generally less intensive than I-4 Industrial Park zoning, it

remains compatible with adjacent industrial uses and can serve as a transitional district between heavier industrial activity and undeveloped or sparsely populated areas.

Key consideration include:

Compatibility: The proposed rezoning aligns with the industrial use directly to the south and does not introduce incompatible uses into an established residential neighborhood.

Buffering potential: The presence of undeveloped and wooded land to the north and east provide a natural buffer to any future residential encroachment.

Precedent: Rezoning may set a precedent for continued industrial expansion in the corridor, which appears consistent with existing development patterns.

Infrastructure and Site Impacts:

Access and Transportation: The proximity to N. Industrial Drive provides suitable access for industrial traffic. Any future development will be subject to site plan review to ensure proper ingress/egress, traffic circulation, and safety measures.

Utilities: Utilities serving the adjacent industrial property are presumed to be available or extendable to the subject site, supporting industrial-scale development.

Environmental Considerations: Given the wooded nature of the site, future development may require clearing, grading, and stormwater management planning. These issues will be addressed at the development stage.

Comprehensive Plan and Policy Consistency

While White Hall's comprehensive planning policies emphasize orderly growth and compatibility of land uses, the proposed rezoning appears consistent with the following principles:

INDUSTRIAL *(pulled from 2010 Land Use Policies adopted)*

GOAL 1. Industrial land uses should be located in areas that have infrastructure adequate to support industrial land use activities.

Policies

- Ensure that adequate public infrastructure is available to support industrial land uses prior to a site being used for industrial purposes.
- Encourage industrial land uses to be located in areas with expansion capability that can also be buffered or be able to blend in with the surrounding land uses.

- Ensure that industrial sites are designed to provide for adequate on-site loading and parking needs.
- Encourage industrial sites to be located near or adjacent to arterial and collector streets.
- Encourage the development of an industrial park that is in keeping with the aesthetics of the community.

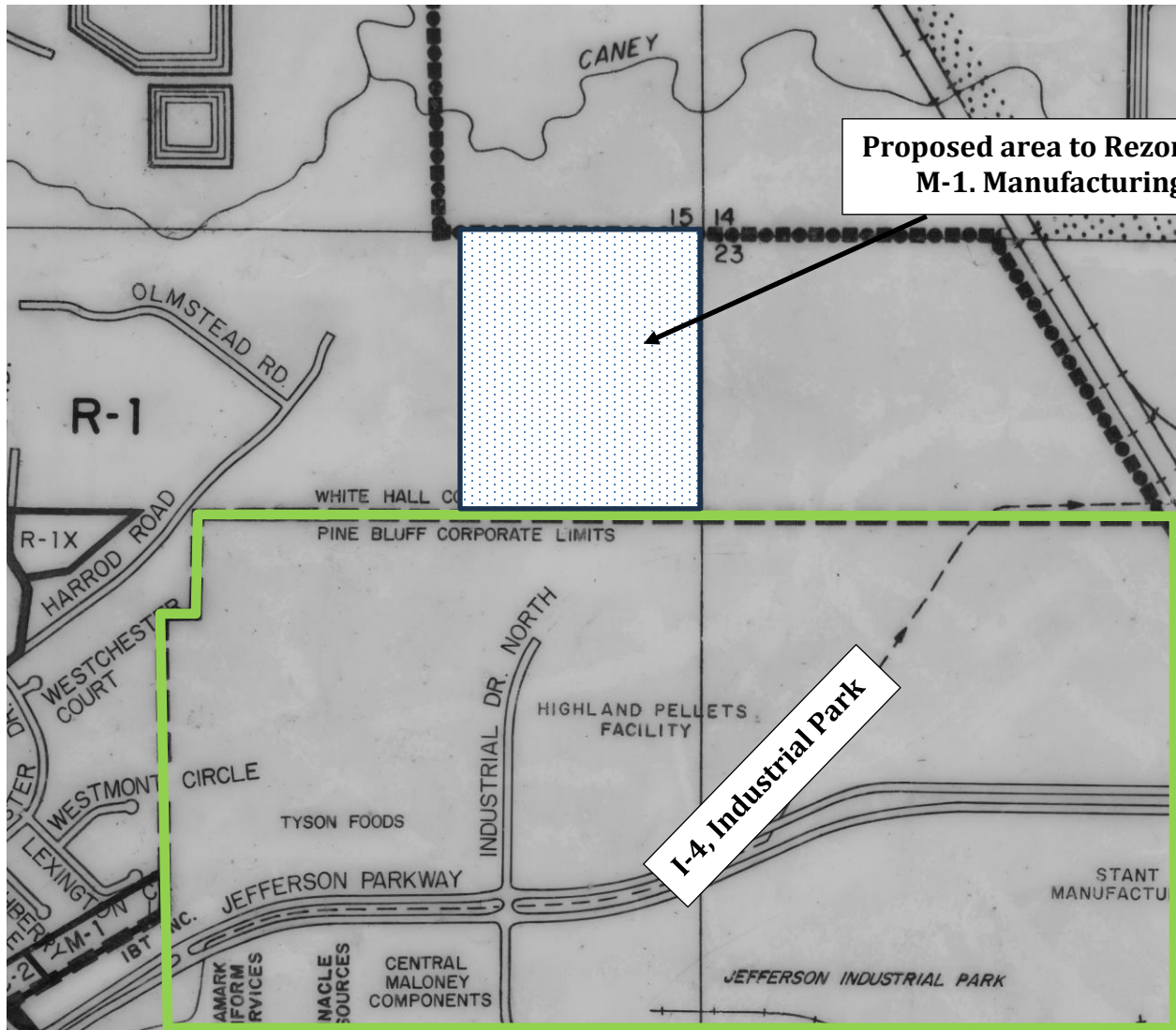
Findings and analysis:

- The proposed rezoning is consistent with the existing industrial development pattern in the immediate area.
- The subject property's current R-1 designation is not reflective of surrounding land use conditions, particularly given the adjacent industrial zoning to the south. The proposed M-1 classification provides a reasonable and compatible zoning transition while allowing for industrial expansion.
- There is minimal impact on established residential area, as the nearest residential uses are sparse and separated by distance and undeveloped land.
- Adequate buffering and site design standards can be addressed during future development review to mitigate potential impacts.

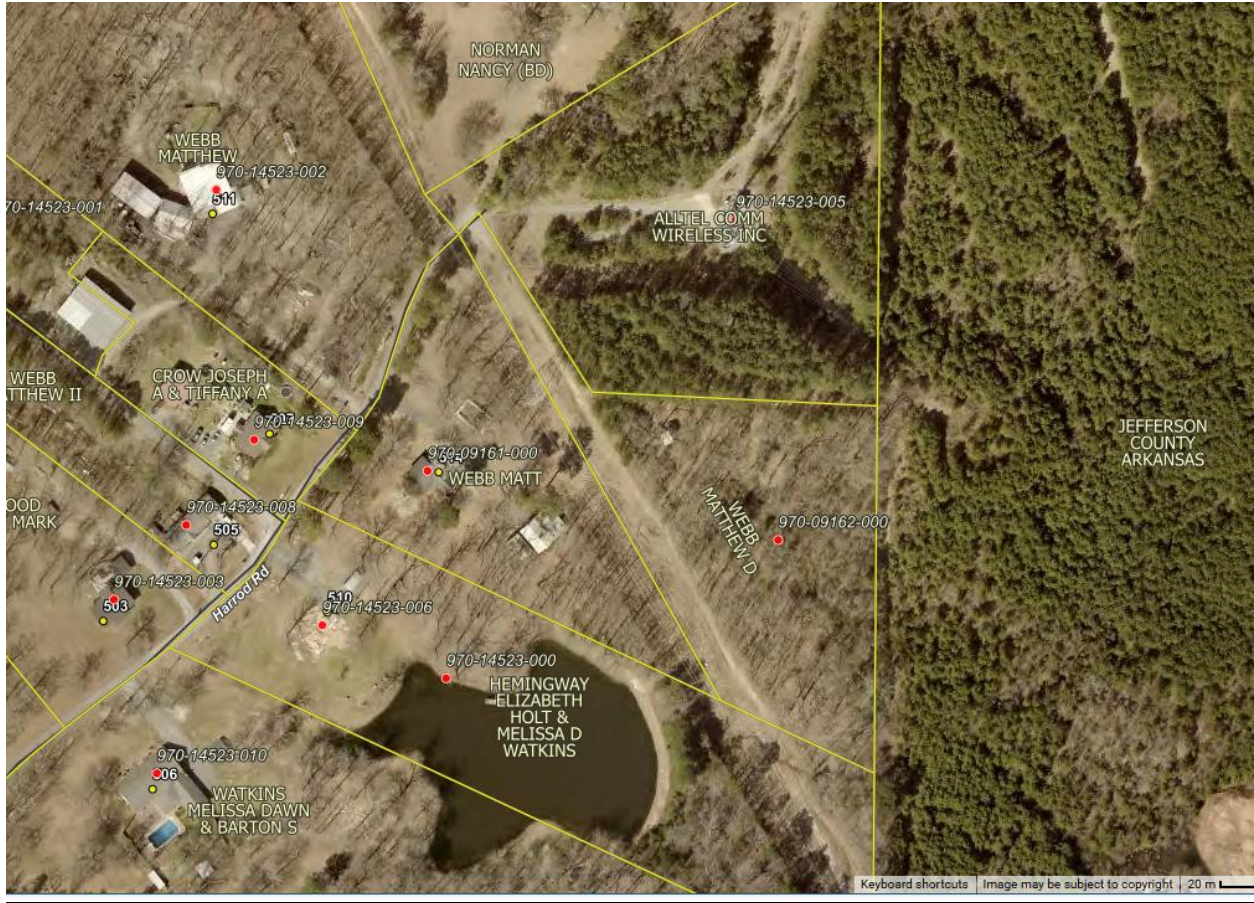
Recommendation

The requested rezoning represents a logical extension of existing industrial zoning and land use patterns in the area. It supports economic development objectives while maintaining compatibility with surrounding land uses. Approval of the request is consistent with sound planning principles and the long-term development trajectory of the corridor. Staff recommends approval of the request to rezone the 38 acres from R-1 Residential to M-1 Manufacturing subject to the following considerations:

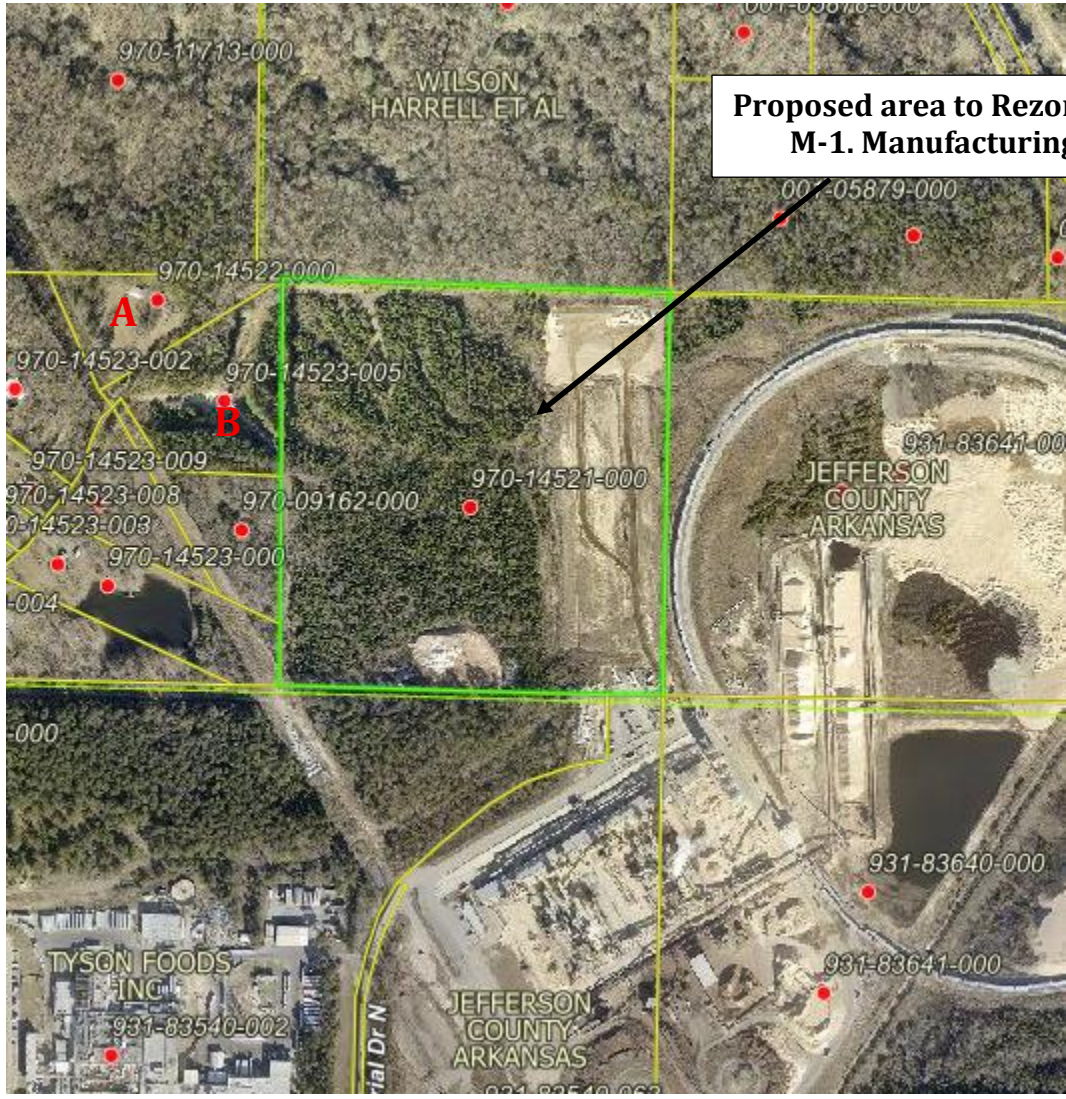
1. Future development shall comply with all applicable site plan review requirements.
2. Appropriate buffering, screening and setbacks should be incorporated when necessary to minimize impacts on adjacent land.
3. Access and traffic impacts shall be evaluated at the time of development.



Zoning Map



Ownership map



Aerial photo



View north of plant office



View north of plant office



View north of plant office



East side of property

REZONING

**AGENDA ITEM #1
NORTH OF 5601 NORTH INDUSTRIAL DRIVE
APRIL 13TH, 2026**



East side of property



East side of property

Next five photos are down power line right of way – west of proposed site



REZONING

**AGENDA ITEM #1
NORTH OF 5601 NORTH INDUSTRIAL DRIVE
APRIL 13TH, 2026**





Nearest residence to proposed site – “A” on aerial photo



Cell tower site – accessible from end of Harrod – “B” on aerial photo



View south down power line from area near cell tower



View north down power line west of nearest residence



Residences near end of Harrod



Residences near end of Harrod



Residences near end of Harrod



View into site from power line



Power line view – looking south toward plant

**CITY OF WHITE HALL, ARKANSAS
REZONING USE APPLICATION**

DATE: March 3rd 20 2016

1. Applicant name Daniel Kellebrew, VP of Development for Highland Solutions, LLC Phone # (h) N/A (w) [REDACTED]
Address 5601 Industrial Drive North, Pine Bluff, AR 71602

2. If Applicant is not the property owner, give name and address of owner: Jefferson County, Arkansas, Gerald Robinson, County Judge
101 West Barraque, Suite 107, Pine Bluff, AR 71601 Phone # [REDACTED]

3. Street address of property covered by the application: 5601 N Industrial Dr., White Hall, Arkansas 71602; Parcel ID: 970-14521-000

4. Legal description of property (attach additional pages as necessary and/or include professional survey):
See Exhibit A

5. Existing zoning: Residential Proposed zoning: Industrial

6. The following items must accompany this application in order to be accepted by the City as a complete application.

- a. Drawing, to scale, of the property proposed for Rezoning, showing all property dimensions and any existing structures and improvements on the property, including all paved surfaces and all easements.
- b. Narrative of current use of property and reason for Rezoning request.
- c. Property Summary sheet for the property to be rezoned that shows the recorded owner of the property. The Summary Sheet must be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque and Main Street, Pine Bluff, Arkansas.
- d. Property Summary sheet as detailed in "c" above for each property that adjoins the subject property, including those properties across the street(s) from the subject property. Said sheet must contain the legal description of each property and the recorded owner of each property.
- e. Proof that certified return receipt letters have been sent to all property owners owning property that adjoins the subject property, including those properties across the street(s) from the subject property. The property owners who are to be notified as owners shall be those property owners as recorded in the County Assessor's Office as owners. The letter shall state what the existing zoning classification is and what zoning classification is being requested, and the time and place where the public hearing will be held. An example letter than may be used for this purpose is attached, or you may prepare your own as long as the required information is included.
- f. Filing Fee (Payable at White Hall City Hall).

Item a: see Exhibit A
Item b: see Exhibit B
Item c: see Exhibit C
Item d: see Exhibit D
Item e: see Exhibit E

7. List of Property Owners who have been sent certified return receipt letters concerning the request.

1.	<u>Harrell Wilson ET AL; Address: 8530 Highway 35 N Rison AR 71665</u>
2.	<u>Tyson Foods Inc; Address: PO Box 2020, Springdale AR 72765-202</u>
3.	<u>Melissa Dawn Watkins & Barton S; Address: 506 Harrod Rd, White Hall AR 71602</u>
4.	<u>Elizabeth Hemingway & Melissa Watkins; Address: 510 Harrod Rd, White Hall AR 71602-3055</u>
5.	<u>Matthew D. Webb; Address: 3700 W 34th Ave, Pine Bluff AR 71603</u>
6.	<u>ALLTEL COMM WIRELESS INC/ATT Verizon Communication Inc; Address: PO Box 2440, Spokane WA 99210-2440</u>
7.	<u>Nancy Norman; Address: 611 Harrod Rd White Hall AR 71602</u>
8.	
9.	
10.	

*Attach additional pages as necessary.


APPLICANT'S SIGNATURE


PROPERTY OWNER'S SIGNATURE
IF APPLICANT IS NOT THE OWNER
See Exhibit F; Jefferson County, AR letter appointing Daniel Kellebrew as an Authorized Agent

If issued, this permit does not in any way relieve the owner or any other person or persons in possession or control of the land or building or any part hereof, for the uses or purpose for which the land or building is designed or intended from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition, nor from complying with all other codes, ordinances, or regulations in force and effect with the City of White Hall, Arkansas.

Exhibit A
Legal Description and Survey

THE EAST 38 ACRES OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF THE 5TH P.M., JEFFERSON COUNTY,
ARKANSAS.

See survey attached.

Exhibit B
Narrative

Highland Pellets, LLC, an affiliate of applicant (“**Highland**”), is a wood pellet manufacturer with a mission to harness the transformative power of biogenic carbon, enhance forest health, reduce wildfire risk, and mitigate climate change (the “**Mission**”). Highland currently operates a manufacturing facility located at 5601 Industrial Drive North, Pine Bluff, Arkansas 71602, pursuant to an existing lease with Jefferson County, Arkansas, which includes the adjacent, undeveloped 40-acre parcel located within the city limits of White Hall (the “**Subject Property**”).

Highland proposes to utilize the Subject Property to construct a biomass-to-energy facility (the “**Proposed Facility**”) with integrated carbon capture technology to support and enhance its existing operations (the “**Project**”). The Project is designed to reroute an existing carbon emissions stream generated by the current facility to a new, more efficient carbon capture system. This integrated approach will significantly increase the total volume of carbon captured while reducing overall emissions and maintaining all operations fully on site.

The Proposed Facility will utilize a biomass boiler fueled by wood pellets to generate steam for both on-site power generation and carbon capture operations. The steam will drive a turbine capable of producing approximately 70 megawatts of renewable electricity, with roughly 77% allocated to the new facility and 23% supplying the existing manufacturing site. This configuration improves overall site efficiency and substantially reduces reliance on external power sources. Flue gas from the boiler will be processed through a dual-train carbon capture system, where the captured carbon will be cleaned, compressed, and transported via pipeline for permanent geological storage. At full operation, the system is expected to capture approximately 860,000 metric tonnes of carbon annually, with a maximum capacity of up to 930,000 metric tonnes.

Implementation of the Project requires that the Subject Property be rezoned to an industrial classification. Under its current residential zoning designation, the property cannot be effectively utilized to support the expansion of an integrated energy and emissions-reduction system that is essential to the continued operation and Mission of Highland.

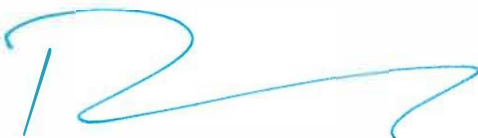
A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a long horizontal stroke that tapers to the right.

Exhibit C
Property Summary Sheet for Subject Property

See attached.

Ownership Description					Assessment Summary																													
Name: JEFFERSON COUNTY ARKANSAS 5601 N INDUSTRIAL DR WHITE HALL AR 71602 Subd.: 51022U SEC 22 TWP S 5 RNG 10 W S-T-R: 22-05-10 Acres: 38 T.D.: 272 27 WHITE HALL Location: Legal: E 38 ACRES NE NE					Type: AV Ag.Vac Taxable: N Notallow Neigh: WHTHAL Owner: 431317 Status: Tax Status: Block: Lot: City: WHITE HALL Map: Old PID: Timber: 38					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Year</th> <td>2023</td> <td>20%</td> <td>2018</td> <td>20%</td> </tr> <tr> <th>Land</th> <td>3,950</td> <td>790</td> <td>4,100</td> <td>820</td> </tr> <tr> <th>Bldgs</th> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th>Total</th> <td>3,950</td> <td>790</td> <td>4,100</td> <td>820</td> </tr> </table>					Year	2023	20%	2018	20%	Land	3,950	790	4,100	820	Bldgs					Total	3,950	790	4,100	820
Year	2023	20%	2018	20%																														
Land	3,950	790	4,100	820																														
Bldgs																																		
Total	3,950	790	4,100	820																														
					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					6/26/2023	KGB	RV	3,950		3,950																								
					6/29/2018	SDH	RA	4,100		4,100																								
					7/1/2013	SDH	RA	4,800		4,800																								
					7/1/2009	SDH	RV	4,250		4,250																								
					6/25/2008	RCP	RA	6,450		6,450																								
					5/24/2000		RA	6,100		6,100																								

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
6/25/2020	1036-763			QC	JEFFERSON COUNTY ARKANSAS
12/3/2014	950-051		44,056	WD	HIGHLAND PELLETS LLC
3/15/2000	719-188		60,000	WD	TAYLOR & LUNSFORD LAND & TIMBER
3/25/1997					CYPRESS CREEK RANCH

Land Record										
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC HS
T			07	20.190	85.00				1,716	
T			12	3.821	115.00				439	
T			13	13.989	130.00				1,819	

Total: 3,950

Exhibit D
Property Summary Sheets for Adjoining Property

See attached.

North:
Harrell Wilson ET AL (Parcel ID 001-05911-000)

NE:
Harrell Wilson ET AL (Parcel ID 001-05879-000)

East:
Jefferson County (Parcel ID 970-15002-000)

SE:
Jefferson County (Parcel ID 931-83640-000)

South:
Jefferson County (Parcel ID 931-83540-063)
Tyson Foods Inc (Parcel ID 931-83540-002)

West:
Melissa Dawn Watkins & Barton S (Parcel ID 970-14523-010)
Elizabeth Hemingway & Melissa Watkins (970-14523-000)
Matt Webb (Parcel ID 970-09162-000)
Matt Webb (Parcel ID 970-09161-000)
ALLTEL COMM WIRELESS INC (Parcel ID 970-14523-005)
Nancy Norman (Parcel ID 970-14522-000)

Ownership Description				Assessment Summary					
Name: WILSON HARRELL ET AL		Type: AV Ag.Vac		Year	2018	20%	2013	20%	
8530 HIGHWAY 35 N		Taxable:		Land	3,900	780	4,300	860	
RISON		Neigh: RWHTHL		Bldgs					
Subd.: 51015Z SEC 15 TWP 5 S RNG 10 W		Owner: 13171		Total	3,900	780	4,300	860	
S-T-R: 15-05-10		Status:		Review Record					
T.D.: 270 27 WHITE HALL		Block:		Date	By	Reason	Land	Buildings	Total
Location:		Tax Status:		6/26/2023	KGB	RV	3,900		3,900
Legal: SE SE 40 ACRES		Lot:		6/29/2018	SDH	RA	3,900		3,900
		City: RURAL		7/1/2013	SDH	RA	4,300		4,300
		Map:		7/1/2009	SDH	RV	3,750		3,750
		Old PID:		6/25/2008	RCP	RA	3,050		3,050
		Timber: 40		5/24/2000		RA	3,500		3,500

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

Date	Amount	Purpose	Note

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
2/24/1992	619-157		46,000		WILSON HARRELL ET AL
2/23/1988	576-794		67,000		INTERNATIONAL PAPER RLTY CORP
1/1/1910	309-4				INTERNATIONAL PAPER CO

Land Record

Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS
T			04	2.493	100.00				249		
T			07	24.742	85.00				2,103		
T			12	8.906	115.00				1,024		
T			13	3.859	130.00				502		

Total: 3,900

Ownership Description				Assessment Summary					
Name: WILSON HARRELL ET AL		Type: AV Ag.Vac		Year	2023	20%	2018	20%	
8530 HIGHWAY 35 N		Taxable:		Land	2,400	480	2,600	520	
RISON AR 71665		Neigh: RWHTHL		Bldgs					
Subd.: 51014 SEC 14 TWP 5 S RNG 10 W		Owner: 13171		Total	2,400	480	2,600	520	
S-T-R: 14-05-10 Acres: 19.57		Status:		Review Record					
T.D.: 270 27 WHITE HALL		Block:		Date	By	Reason	Land	Buildings	Total
Location: Legal: S 1/2 SW SW W OF RY 19.57A		City: RURAL		6/26/2023	KGB	RV	2,400		2,400
		Map:		6/29/2018	SDH	RA	2,600		2,600
		Old PID:		7/1/2013	SDH	RA	3,250		3,250
		Timber: 19		7/1/2009	SDH	RV	2,950		2,950
				6/25/2008	RCP	RA	3,350		3,350
				5/24/2000		RA	3,150		3,150

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
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Building Permit Record

Date	Amount	Purpose	Note

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
2/24/1992	619-157		46,000		WILSON HARRELL ET AL
2/23/1988	576-790		181,000		INTERNATIONAL PAPER RLTY CORP
6/8/1987	569-600		32,000		I P TIMBERLANDS OPERATING CO

Land Record

Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS
T			07	3.551	85.00				302		
T			13	16.019	130.00				2,082		

Total: 2,400

Ownership Description				Assessment Summary							
Name: JEFFERSON COUNTY ARKANSAS				Type: II	Ind.Impr	Year	2023	20%	2020	20%	
5601 N INDUSTRIAL DR				Taxable: N	Notallow	Land	256,000	51,200	468,250	93,650	
WHITE HALL AR 71602				Neigh: CWHIND		Bldgs	311,950	62,390	215,950	43,190	
Subd.: 51023U SEC 23 TWP 5 S RNG 10 W				Owner: 431317		Total	567,950	113,590	684,200	136,840	
S-T-R: 23-05-10 Acres: 40				Status: 20	Tax Status:	Review Record					
T.D.: 272 27 WHITE HALL				Block:	Lot:	Date	By	Reason	Land	Buildings	Total
Location:				City: WHITE HALL		6/26/2023	KGB	RV	256,000	311,950	567,950
Legal: NW NW 40 ACRES				Map:		5/19/2020	LRW		468,250	215,950	684,200
				Old PID:		5/12/2020	LRW/DYH	PER CONVERSATION WITH MRS			

Trend	Street	Utilities	Topography	Landscaping					
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent					
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good					
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average	7/1/2013	SDH	RA	7,400	7,400
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor					
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None	6/25/2008	RCP	RA	6,800	6,800
					5/24/2000		RA	6,400	6,400

Building Permit Record			
Date	Amount	Purpose	Note
5/19/2020			5/12/2020 LRW/DYH PER CONVERSATION WITH MRS
9/25/2017	30,000	NC New Comm	3/13/2018 LRW NEW RAILROAD TRACKS ON THIS
9/26/2016			4/15/2019 LRW NOTHING NEW ON THIS PARCEL, STILL

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
6/25/2020	1036-763			QC	JEFFERSON COUNTY ARKANSAS
12/3/2014	950-082		119,464	FD	HIGHLAND PELLETS LLC
9/17/1998	697-591-593		81,000	WD	SIMMONS FIRST NATIONAL BANK TR
1/2/1987	564-703		773,000		BELLINGRATH PROPERTIES INC

Land Record														
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	AC	40.000	1.000		.000	35000.00		AS	-65			256,000		
			39.000			12500.00		E	-50					

Total: 256,000

Ownership Description				Assessment Summary							
Name: JEFFERSON COUNTY ARKANSAS				Type: II	Ind.Impr	Year	2023	20%	2020	20%	
5601 N INDUSTRIAL DR				Taxable: N	Notallow	Land	256,000	51,200	468,250	93,650	
WHITE HALL AR 71602				Neigh: CWHIND		Bldgs	148,800	29,760	103,000	20,600	
Subd.: 510231 SEC 23 TWP 5 S RNG 10 W				Owner: 431317		Total	404,800	80,960	571,250	114,250	
S-T-R: 23-05-10 Acres: 40				Status: 20	Tax Status:	Review Record					
T.D.: 273 27 WHITE HALL				Block:	Lot:	Date	By	Reason	Land	Buildings	Total
Location: 5433 JEFFERSON PKWY				City: PINE BLUFF		6/26/2023	KGB	RV	256,000	148,800	404,800
Legal: SW NW 40 ACRES				Map:		5/19/2020	LRW		468,250	103,000	571,250
				Old PID:		5/12/2020	LRW/DYH	PER CONVERSATION WITH MRS			

Trend	Street	Utilities	Topography	Landscaping	Date	By	Reason	Land	Buildings	Total
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent	6/29/2018	SDH	RA	4,600		4,600
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good	7/1/2013	SDH	RA	5,350		5,350
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average	7/1/2009	SDH	RV	4,750		4,750
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor	6/25/2008	RCP	RA	3,600		3,600
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None						

Building Permit Record			
Date	Amount	Purpose	Note
5/19/2020			5/12/2020 LRW/DYH PER CONVERSATION WITH MRS
12/9/2016	438,000	AN Add AltN	6/1/18 LT THIS MOSTLY APPEARS TO BE NEW
8/8/2016			NEW HIGHLAND PELLETT GOING IN HERE CK 2017 SEE

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
6/25/2020	1036-763			QC	JEFFERSON COUNTY ARKANSAS
6/24/2020	1036-756		257,000	WD	HIGHLAND PELLETS LLC
2/13/1996	663-344				ECONOMIC DEV ALLIANCE OF JEFF CO
11/6/1964	335-275				JEFF CO IND FDN INC

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	AC	40.000		1.000		.000	35000.00		AS		-65		256,000		
				39.000			12500.00		E		-50				

Total: 256,000

Ownership Description	Assessment Summary																																													
Name: JEFFERSON COUNTY ARKANSAS 5601 N INDUSTRIAL DR WHITE HALL AR 71602 Subd.: 51022I SEC 22 TWP 5 S RNG 10 W S-T-R: 22-05-10 Acres: 33.187 T.D.: 273 27 WHITE HALL Location: 5433 JEFFERSON PKWY Legal: S 1/2 NE NW SE & BEG SW COR E 1/2 SE TH E 660 FT N 660 FT E 500 FT N 249.5 FT TO S R/W INDUSTRIAL DR TH E ALG SD R/W 160 FT N ALG E LINE SE 1/4 TO A PT ON N R/W INDUSTRIAL DR TH WLY ALG SD R/W TO S R/W JEFFERSON PARKWAY TH E'LY	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2020</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>336,750</td> <td>67,350</td> <td>394,100</td> <td>78,820</td> </tr> <tr> <td>Bldgs</td> <td>1,424,200</td> <td>284,840</td> <td>1,505,250</td> <td>301,050</td> </tr> <tr> <td>Total</td> <td>1,760,950</td> <td>352,190</td> <td>1,899,350</td> <td>379,870</td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>6/26/2023</td> <td>KGB</td> <td>RV</td> <td>336,750</td> <td>1,424,200 1,760,950</td> </tr> <tr> <td>6/25/2020</td> <td>CAM</td> <td>SP</td> <td>394,100</td> <td>1,505,250 1,899,350</td> </tr> <tr> <td colspan="5">6/25/20 SPLIT 49.27 AC & IMPS FROM 931-83540-001 TO 931-83540-063</td> </tr> </tbody> </table>	Year	2023	20%	2020	20 %	Land	336,750	67,350	394,100	78,820	Bldgs	1,424,200	284,840	1,505,250	301,050	Total	1,760,950	352,190	1,899,350	379,870	Review Record					Date	By	Reason	Land	Buildings Total	6/26/2023	KGB	RV	336,750	1,424,200 1,760,950	6/25/2020	CAM	SP	394,100	1,505,250 1,899,350	6/25/20 SPLIT 49.27 AC & IMPS FROM 931-83540-001 TO 931-83540-063				
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Date	Book	Page/Inst#	Amount	Type	Grantee
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6/24/2020	1036-756		257,000	DI	HIGHLAND PELLETS LLC

Land Record											
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC HS
	AC	33.187		1.000	.000		35000.00			336,753	
				32.187			12500.00	E	-25		

Ownership Description	Assessment Summary																									
Name: JEFFERSON COUNTY ARKANSAS 5601 N INDUSTRIAL DR WHITE HALL AR 71602 Subd.: 510221 SEC 22 TWP 5 S RNG 10 W S-T-R: 22-05-10 Acres: 33.187 T.D.: 273 27 WHITE HALL Location: 5433 JEFFERSON PKWY Legal: S 1/2 NE NW SE & BEG SW COR E 1/2 SE TH E 660 FT N 660 FT E 500 FT N 249.5 FT TO S R/W INDUSTRIAL DR TH E ALG SD R/W 160 FT N ALG E LINE SE 1/4 TO A PT ON N R/W INDUSTRIAL DR TH WLY ALG SD R/W TO S R/W JEFFERSON PARKWAY TH ELY	Type: II Ind.Impr Taxable: N Notallow Neigh: CWHIND Owner: 431317 Status: 20 Tax Status: Block: Lot: City: PINE BLUFF Map: 2 Old PID: 931-83540-001	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2020</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>336,750</td> <td>67,350</td> <td>394,100</td> <td>78,820</td> </tr> <tr> <td>Bldgs</td> <td>1,424,200</td> <td>284,840</td> <td>1,505,250</td> <td>301,050</td> </tr> <tr> <td>Total</td> <td>1,760,950</td> <td>352,190</td> <td>1,899,350</td> <td>379,870</td> </tr> </tbody> </table>	Year	2023	20%	2020	20%	Land	336,750	67,350	394,100	78,820	Bldgs	1,424,200	284,840	1,505,250	301,050	Total	1,760,950	352,190	1,899,350	379,870				
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Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
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	AC	33.187		1.000	.000		35000.00				336,753		
				32.187			12500.00		E	-25			

Ownership Description				Assessment Summary																							
Name: JEFFERSON COUNTY ARKANSAS 5601 N INDUSTRIAL DR WHITE HALL AR 71602 Subd.: 510221 SEC 22 TWP 5 S RNG 10 W S-T-R: 22-05-10 Acres: 33.187 T.D.: 273 27 WHITE HALL Location: 5433 JEFFERSON PKWY Legal: S 1/2 NE NW SE & BEG SW COR E 1/2 SE TH E 660 FT N 660 FT E 500 FT N 249.5 FT TO S RW INDUSTRIAL DR TH E ALG SD RW 160 FT N ALG E LINE SE 1/4 TO A PT ON N RW INDUSTRIAL DR TH WLY ALG SD RW TO S RW JEFFERSON PARKWAY TH E'LY				Type: II Ind.Impr Taxable: N Notallow Neigh: CWHIND Owner: 431317 Status: 20 Tax Status: Block: Lot:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2020</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>336,750</td> <td>67,350</td> <td>394,100</td> <td>78,820</td> </tr> <tr> <td>Bldgs</td> <td>1,424,200</td> <td>284,840</td> <td>1,505,250</td> <td>301,050</td> </tr> <tr> <td>Total</td> <td>1,760,950</td> <td>352,190</td> <td>1,899,350</td> <td>379,870</td> </tr> </tbody> </table>		Year	2023	20%	2020	20 %	Land	336,750	67,350	394,100	78,820	Bldgs	1,424,200	284,840	1,505,250	301,050	Total	1,760,950	352,190	1,899,350	379,870
Year	2023	20%	2020	20 %																							
Land	336,750	67,350	394,100	78,820																							
Bldgs	1,424,200	284,840	1,505,250	301,050																							
Total	1,760,950	352,190	1,899,350	379,870																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				6/26/2023	KGB	RV	336,750	1,424,200	1,760,950																		
				6/25/2020	CAM	SP	394,100	1,505,250	1,899,350																		
				6/25/20 SPLIT 49.27 AC & IMPS FROM 931-83540-001 TO 931-83540-063																							

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
5/12/2020			5/12/2020 LRW AREA RESEMBLING PSC SITE (HIGH

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
6/25/2020	1036-763			QC	JEFFERSON COUNTY ARKANSAS
6/24/2020	1036-756		257,000	DI	HIGHLAND PELLETS LLC

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	AC	33.187	1.000		.000		35000.00						336,753		
			32.187				12500.00		E	-25					

Ownership Description				Assessment Summary					
Name: JEFFERSON COUNTY ARKANSAS 5601 N INDUSTRIAL DR WHITE HALL AR 71602 Subd.: 510221 SEC 22 TWP 5 S RNG 10 W S-T-R: 22-05-10 Acres: 33.187 T.D.: 273 27 WHITE HALL Location: 5433 JEFFERSON PKWY Legal: S 1/2 NE NW SE & BEG SW COR E 1/2 SE TH E 660 FT N 660 FT E 500 FT N 249.5 FT TO S R/W INDUSTRIAL DR TH E ALG SD R/W 160 FT N ALG E LINE SE 1/4 TO A PT ON N R/W INDUSTRIAL DR TH WLY ALG SD R/W TO S R/W JEFFERSON PARKWAY TH E'LY				Type: II Ind.Impr Taxable: N Notallow Neigh: CWHIND Owner: 431317 Status: 20 Tax Status: Block: Lot:		Year 2023 20% 2020 20 % Land 336,750 67,350 394,100 78,820 Bldgs 1,424,200 284,840 1,505,250 301,050 Total 1,760,950 352,190 1,899,350 379,870			
				Review Record					
				Date	By	Reason	Land	Buildings	Total
				6/26/2023	KGB	RV	336,750	1,424,200	1,760,950
				6/25/2020	CAM	SP	394,100	1,505,250	1,899,350
				6/25/20 SPLIT 49.27 AC & IMPS FROM 931-83540-001 TO 931-83540-063					

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
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<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
5/12/2020			5/12/2020 LRW AREA RESEMBLING PSC SITE (HIGH

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Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	AC	33.187	1.000		.000	35000.00							336,753		
			32.187			12500.00			E	-25					

Ownership Description	Type:II Ind.Impr	Assessment Summary			
Name: TYSON FOODS INC	Taxable:	Year 2023	20%	2019	20%
PO BOX 2020	Neigh: CWHIND	Land 997,500	199,500	882,100	176,420
SPRINGDALE	Owner: 43745	Bldgs 10,652,400	2,130,480	15,892,450	3,178,490
Subd.: 51022I SEC 22 TWP 5 S RNG 10 W	Status: 19	Total 11,649,900	2,329,980	16,774,550	3,354,910
S-T-R: 22-05-10	Block:	Review Record			
T.D.: 273 27 WHITE HALL	Lot:	Date	By	Reason	Land Buildings Total
Location: 5505 JEFFERSON PKWY	City: PINE BLUFF	6/26/2023	KGB	RV	997,500 10,652,400 11,649,900
Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N RW JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF	Map: 2	6/13/2019	LRW		882,100 15,892,450 16,774,550
	Old PID:	6/12/2019	LRW	MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019	
		9/25/2018	SDH	RA	882,100 15,274,350 16,156,450
		6/29/2018	SDH	RA	1,019,300 9,777,950 10,797,250
		7/1/2013	SDH	RA	1,019,300 9,791,400 10,810,700
		6/25/2008	RCP	RA	1,019,300 8,520,150 9,539,450

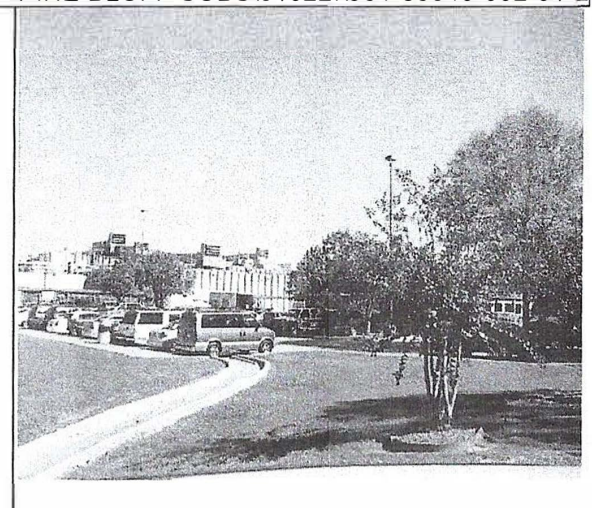
Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
11/9/2010			10/28/2010 LRW TW GUARD & LADY ON PHONE -WOULD
10/28/2003	1,500,000	AN Add AltN	5/13/04 RCP INTERIOR WORK & NEW EQUIPMENT \$OK

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
9/18/1990	604-303		730,000		TYSON FOODS INC

Land Record												
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
	AC	78.000	1.000		.000		35000.00			997,500		
			77.000				12500.00					

PINE BLUFF SUBS\51022I\931-83540-002-01-20



Total: 997,500

Ownership Description	Type:II Ind.Impr	Assessment Summary			
Name: TYSON FOODS INC	Taxable:	Year 2023	20%	2019	20 %
PO BOX 2020	Neigh: CWHIND	Land 997,500	199,500	882,100	176,420
SPRINGDALE	Owner: 43745	Bldgs 10,652,400	2,130,480	15,892,450	3,178,490
Subd.: 51022I SEC 22 TWP 5 S RNG 10 W	Status: 19	Total 11,649,900	2,329,980	16,774,550	3,354,910
S-T-R: 22-05-10	Block:	Review Record			
T.D.: 273 27 WHITE HALL	Tax Status:	Date	By	Reason	Land Buildings Total
Location: 5505 JEFFERSON PKWY	Lot:	6/26/2023	KGB	RV	997,50010,652,40011,649,900
Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N R/W JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF	City: PINE BLUFF	6/13/2019	LRW		882,10015,892,45016,774,550
	Map: 2	6/12/2019	LRW	MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019	
	Old PID:	9/25/2018	SDH	RA	882,10015,274,35016,156,450
		6/29/2018	SDH	RA	1,019,300 9,777,95010,797,250
		7/1/2013	SDH	RA	1,019,300 9,791,40010,810,700
		6/25/2008	RCP	RA	1,019,300 8,520,150 9,539,450

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
11/9/2010			10/28/2010 LRW TW GUARD & LADY ON PHONE -WOULD
10/28/2003	1,500,000	AN Add AltN	5/13/04 RCP INTERIOR WORK & NEW EQUIPMENT \$OK

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
9/18/1990	604-303		730,000		TYSON FOODS INC

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
	AC	78.000	1.000		.000	35000.00				997,500		
			77.000			12500.00						

Total: 997,500

Ownership Description	Type:ll	Ind.Impr	Assessment Summary					
Name: TYSON FOODS INC	Taxable:		Year	2023	20%	2019	20 %	
PO BOX 2020	Neigh: CWHIND		Land	997,500	199,500	882,100	176,420	
SPRINGDALE	Owner: 43745		Bldgs	10,652,400	2,130,480	15,892,450	3,178,490	
Subd.: 510221 SEC 22 TWP 5 S RNG 10 W	Status: 19	Tax Status:	Total	11,649,900	2,329,980	16,774,550	3,354,910	
S-T-R: 22-05-10	Block:	Lot:	Review Record					
T.D.: 273 27 WHITE HALL	City: PINE BLUFF		Date	By	Reason	Land	Buildings	Total
Location: 5505 JEFFERSON PKWY	Map: 2		6/26/2023	KGB	RV	997,500	10,652,400	11,649,900
Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N R/W JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF	Old PID:		6/13/2019	LRW		882,100	15,892,450	16,774,550
			6/12/2019	LRW	MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019			
			9/25/2018	SDH	RA	882,100	15,274,350	16,156,450
			PER ACD REVALUE COMMERCIAL					
			6/29/2018	SDH	RA	1,019,300	9,777,950	10,797,250
			7/1/2013	SDH	RA	1,019,300	9,791,400	10,810,700

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
11/9/2010			10/28/2010 LRW TW GUARD & LADY ON PHONE -WOULD
10/28/2003	1,500,000	AN Add AltN	5/13/04 RCP INTERIOR WORK & NEW EQUIPMENT \$OK

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	
9/18/1990	604-303		730,000		TYSON FOODS INC	

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
AC		78.000	1.000		.000	35000.00					997,500		
			77.000			12500.00							

Total: 997,500

Ownership Description				Assessment Summary					
Name: TYSON FOODS INC		Type: II Ind.Impr		Year	2023	20%	2019	20%	
PO BOX 2020		Taxable:		Land	997,500	199,500	882,100	176,420	
SPRINGDALE		Neigh: CWHIND		Bldgs	10,652,400	2,130,480	15,892,450	3,178,490	
Subd.: 51022I SEC 22 TWP 5 S RNG 10 W		Owner: 43745		Total	11,649,900	2,329,980	16,774,550	3,354,910	
S-T-R: 22-05-10		Status: 19		Review Record					
T.D.: 273 27 WHITE HALL		Block:		Date	By	Reason	Land	Buildings	Total
Location: 5505 JEFFERSON PKWY		Lot:		6/26/2023	KGB	RV	997,500	10,652,400	11,649,900
Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N R/W JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF		City: PINE BLUFF		6/13/2019	LRW		882,100	15,892,450	16,774,550
		Map: 2		6/12/2019	LRW	MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019.			
		Old PID:		9/25/2018	SDH	RA	882,100	15,274,350	16,156,450

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Good
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<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Poor
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> None
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
11/9/2010			10/28/2010 LRW TW GUARD & LADY ON PHONE -WOULD
10/28/2003	1,500,000	AN Add AltN	5/13/04 RCP INTERIOR WORK & NEW EQUIPMENT \$OK

6/29/2018	SDH	RA	1,019,300	9,777,950	10,797,250
7/1/2013	SDH	RA	1,019,300	9,791,400	10,810,700
6/25/2008	RCP	RA	1,019,300	8,520,150	9,539,450

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
9/18/1990	604-303		730,000		TYSON FOODS INC

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	AC	78.000		1.000	.000		35000.00				997,500		
				77.000			12500.00						

Total: 997,500

Ownership Description				Assessment Summary					
Name: TYSON FOODS INC PO BOX 2020 SPRINGDALE AR 72765-2020 Subd.: 51022I SEC 22 TWP 5 S RNG 10 W S-T-R: 22-05-10 Acres: 78 T.D.: 273 27 WHITE HALL Location: 5505 JEFFERSON PKWY Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N R/W JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF				Type: II Ind.Impr Taxable: Neigh: CWHIND Owner: 43745 Status: 19 Tax Status: Block: Lot:		Year 2023 20% 2019 20 % Land 997,500 199,500 882,100 176,420 Bldgs 10,652,400 2,130,480 15,892,450 3,178,490 Total 11,649,900 2,329,980 16,774,550 3,354,910			
				Review Record					
				Date	By	Reason	Land	Buildings	Total
				6/26/2023	KGB	RV	997,500	10,652,400	11,649,900
				6/13/2019	LRW		882,100	15,892,450	16,774,550
				6/12/2019	LRW	MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019			
				9/25/2018	SDH	RA	882,100	15,274,350	16,156,450
				PER ACD REVALUE COMMERCIAL					
				6/29/2018	SDH	RA	1,019,300	9,777,950	10,797,250
				7/1/2013	SDH	RA	1,019,300	9,791,400	10,810,700
				6/25/2008	RCP	RA	1,019,300	8,520,150	9,539,450

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
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Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
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Land Record												
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
	AC	78.000	1.000		.000		35000.00			997,500		
			77.000				12500.00					

Total: 997,500

Ownership Description	Type:ll Ind.Impr	Assessment Summary			
Name: TYSON FOODS INC	Taxable:	Year 2023	20%	2019	20 %
PO BOX 2020	Neigh: CWHIND	Land 997,500	199,500	882,100	176,420
SPRINGDALE	Owner: 43745	Bldgs 10,652,400	2,130,480	15,892,450	3,178,490
Subd.: 510221 SEC 22 TWP 5 S RNG 10 W	Status: 19	Total 11,649,900	2,329,980	16,774,550	3,354,910
S-T-R: 22-05-10	Block:	Review Record			
T.D.: 273 27 WHITE HALL	Tax Status:	Date 6/26/2023	By KGB	Reason RV	Land 997,500
Location: 5505 JEFFERSON PKWY	Lot:				Buildings 10,652,400
Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N R/W JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF	City: PINE BLUFF				Total 11,649,900
	Map: 2	6/13/2019	LRW		882,100
	Old PID:	6/12/2019	LRW MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019		15,892,450
		9/25/2018	SDH RA		16,774,550
		6/29/2018	SDH RA	1,019,300	9,777,950
		7/1/2013	SDH RA	1,019,300	9,791,400
		6/25/2008	RCP RA	1,019,300	8,520,150

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
11/9/2010			10/28/2010 LRW TW GUARD & LADY ON PHONE -WOULD
10/28/2003	1,500,000	AN Add AltN	5/13/04 RCP INTERIOR WORK & NEW EQUIPMENT \$OK

Ownership Record				
Date	Book	Page/Inst#	Amount	Type Grantee
9/18/1990	604-303		730,000	TYSON FOODS INC

Land Record														
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
	AC	78.000	1.000		.000	35000.00						997,500		
			77.000			12500.00								

Total: 997,500

Ownership Description	Assessment Summary																																																		
Name: TYSON FOODS INC PO BOX 2020 SPRINGDALE AR 72765-2020 Subd.: 51022I SEC 22 TWP 5 S RNG 10 W S-T-R: 22-05-10 Acres: 78 T.D.: 273 27 WHITE HALL Location: 5505 JEFFERSON PKWY Legal: COMM NW COR SW NE TH S 88 DEGS 37 MINS E 143 FT FOR POB TH S 616 FT N 89 DEGS 39 MINS W 143 FT S 01 DEG 04 MINS W 707.7 F S 862.68 FT TO N R/W JEFFERSON PARKWAY SAME BEING ON A CURVE CONCAVE TO THE NW HAVING A RADIUS OF	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2019</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>997,500</td> <td>199,500</td> <td>882,100</td> <td>176,420</td> </tr> <tr> <td>Bldgs</td> <td>10,652,400</td> <td>2,130,480</td> <td>15,892,450</td> <td>3,178,490</td> </tr> <tr> <td>Total</td> <td>11,649,900</td> <td>2,329,980</td> <td>16,774,550</td> <td>3,354,910</td> </tr> </tbody> </table>	Year	2023	20%	2019	20 %	Land	997,500	199,500	882,100	176,420	Bldgs	10,652,400	2,130,480	15,892,450	3,178,490	Total	11,649,900	2,329,980	16,774,550	3,354,910																														
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Total	11,649,900	2,329,980	16,774,550	3,354,910																																															
Type: II Ind.Impr Taxable: Neigh: CWHIND Owner: 43745 Status: 19 Tax Status: Block: Lot: City: PINE BLUFF Map: 2 Old PID:	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>6/26/2023</td> <td>KGB</td> <td>RV</td> <td>997,500</td> <td>10,652,400 11,649,900</td> </tr> <tr> <td>6/13/2019</td> <td>LRW</td> <td></td> <td>882,100</td> <td>15,892,450 16,774,550</td> </tr> <tr> <td>6/12/2019</td> <td>LRW</td> <td>MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019</td> <td></td> <td></td> </tr> <tr> <td>9/25/2018</td> <td>SDH</td> <td>RA</td> <td>882,100</td> <td>15,274,350 16,156,450</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>PER ACD REVALUE COMMERCIAL</td> </tr> <tr> <td>6/29/2018</td> <td>SDH</td> <td>RA</td> <td>1,019,300</td> <td>9,777,950 10,797,250</td> </tr> <tr> <td>7/1/2013</td> <td>SDH</td> <td>RA</td> <td>1,019,300</td> <td>9,791,400 10,810,700</td> </tr> <tr> <td>6/25/2008</td> <td>RCP</td> <td>RA</td> <td>1,019,300</td> <td>8,520,150 9,539,450</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	6/26/2023	KGB	RV	997,500	10,652,400 11,649,900	6/13/2019	LRW		882,100	15,892,450 16,774,550	6/12/2019	LRW	MULTIPLE BLDGS HERE NOT ACCOUNTED FOR ON ASSESSMENT PER NEW 2019			9/25/2018	SDH	RA	882,100	15,274,350 16,156,450					PER ACD REVALUE COMMERCIAL	6/29/2018	SDH	RA	1,019,300	9,777,950 10,797,250	7/1/2013	SDH	RA	1,019,300	9,791,400 10,810,700	6/25/2008	RCP	RA	1,019,300	8,520,150 9,539,450
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Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/13/2019			6/12/2019 LRW MULTIPLE BLDGS HERE NOT
11/9/2010			10/28/2010 LRW TW GUARD & LADY ON PHONE -WOULD
10/28/2003	1,500,000	AN Add AltN	5/13/04 RCP INTERIOR WORK & NEW EQUIPMENT \$OK

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
9/18/1990	604-303		730,000		TYSON FOODS INC

Land Record											
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC HS
	AC	78.000	1.000		.000		35000.00			997,500	
			77.000				12500.00				

Total: 997,500

Ownership Description	Assessment Summary																																																												
Name: WATKINS MELISSA DAWN & BARTON S 506 HARROD RD WHITE HALL AR 71602 Subd.: 51022U SEC 22 TWP S 5 RNG 10 W S-T-R: 22-05-10 Acres: 5 T.D.: 272 27 WHITE HALL Location: 506 HARROD RD Legal: BEG 91.6 FT E OF SW COR NW NE TH CONT E 1168.12 FT N 66 DEGS 13 MINS W 893.62 FT TO A PT IN HARROD RD TH S 50 DEGS 09 MINS W ALG SD RD 280 FT S 36 DEGS 49 MINS W 225.92 FT TO POB 5 ACRES	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI</td> <td>Res.Impr</td> <td>Year</td> <td>2023</td> <td>20%</td> <td>2018</td> <td>20%</td> </tr> <tr> <td>Taxable: O</td> <td>OwnerOcc</td> <td>Land</td> <td>60,000</td> <td>12,000</td> <td>20,000</td> <td>4,000</td> </tr> <tr> <td>Neigh: WHTHAL</td> <td></td> <td>Bldgs</td> <td>269,700</td> <td>53,940</td> <td>230,850</td> <td>46,170</td> </tr> <tr> <td>Owner: 429080</td> <td></td> <td>Total</td> <td>329,700</td> <td>65,940</td> <td>250,850</td> <td>50,170</td> </tr> <tr> <td>Status: B26</td> <td>Tax Status:</td> <td colspan="5"></td> </tr> <tr> <td>Block:</td> <td>Lot:</td> <td colspan="5"></td> </tr> <tr> <td>City: WHITE HALL</td> <td colspan="5"></td> </tr> <tr> <td>Map:</td> <td colspan="5"></td> </tr> <tr> <td>Old PID: 970-14523-000</td> <td colspan="5"></td> </tr> </table>	Type: RI	Res.Impr	Year	2023	20%	2018	20%	Taxable: O	OwnerOcc	Land	60,000	12,000	20,000	4,000	Neigh: WHTHAL		Bldgs	269,700	53,940	230,850	46,170	Owner: 429080		Total	329,700	65,940	250,850	50,170	Status: B26	Tax Status:						Block:	Lot:						City: WHITE HALL						Map:						Old PID: 970-14523-000					
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Trend	Street	Utilities	Topography	Landscaping						
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent	6/26/2023	KGB	RV	60,000	269,700	329,700
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good	6/29/2018	SDH	RA	20,000	230,850	250,850
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average	7/1/2013	SDH	RA	20,000	219,550	239,550
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor	6/7/2012	LRW		20,000	213,000	233,000
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None	4/6/2012	LRW	BACK YARD FENCED & GATED, CAN'T SEE PS GOOD ENUF TO GET MEAS, PER GIS MEAS			

Building Permit Record			
Date	Amount	Purpose	Note
9/11/2025			9/11/25 JMT PER REAPP VISIT, DWG HAS ADDN IN BACK
4/2/2012			4/6/2012 LRW BACK YARD FENCED & GATED, CAN'T
4/12/2011			4/12/11 KM PU WF AND FUA NOW FFA 2011

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
6/29/2020	1036-704		255,000	WD	WATKINS MELISSA DAWN & BARTON S
3/18/2015	836-725 & 727			IN	WALTERS DAVID KEITH & KIMBERLY J
5/9/2007	836-725 & 727		35,000	WD	WALTERS DAVID KEITH & WF

Land Record										WHITE HALL\51022U\970-14523-010-01-2011		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
AC		5.000	1.000	4.000	.000	20000.00				60,000		

Total: 60,000



Ownership Description **Assessment Summary**

Name: WEBB MATTHEW D
 3700 W 34TH AVE
 PINE BLUFF
Subd.: WEBB60 WEBB'S MINOR S/D
S-T-R: 22-05-10
T.D.: 272 27 WHITE HALL
Location:
Legal: LOT 2

AR 71603
Acres:

Type: RV Res.Vac
Taxable: N Notallow
Neigh: WHTHAL
Owner: 381195
Status: **Tax Status:**
Block: **Lot:** 002
City: WHITE HALL
Map:
Old PID: 970-14523-007

Year	2023	20%	2004	20 %
Land	43,000	8,600	18,000	3,600
Bldgs				
Total	43,000	8,600	18,000	3,600

Review Record

Date	By	Reason	Land	Buildings	Total
6/26/2023	KGB	RV	43,000		43,000
6/29/2018	SDH	RA	18,000		18,000
7/1/2013	SDH	RA	18,000		18,000
7/1/2009	SDH	RV	18,000		18,000
6/25/2008	RCP	RA	18,000		18,000
1/1/2004	SDH		18,000		18,000
1/1/2004 NEW SUB 2004 PLAT C-54 FILED 1/30/2003 LOT 2 FROM 970-14532-007					

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

Date	Amount	Purpose	Note
5/10/2004			5/10/2004 RAT, DOESN'T LOOK LIKE ANY CLEARING OR

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
2/9/2016	969-459		12,000	WD	WEBB MATTHEW D
9/18/2008	859-257			EX	ROBERTSON CHARLES BRANDON
1/2/2004	764-456		18,000	WD	ROBERTSON CHARLES W
1/1/2004	C-054			PC	WEBB MICHAEL C

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
	AC	3.301	1.000		.000	20000.00				43,010		
			2.301			10000.00				3.26 AC, IRREGULAR S		

Ownership Description				Assessment Summary					
Name: WEBB MATT		Type: RI Res.Impr		Year	2023	20%	2018	20 %	
3700 W 34TH AVE		Taxable: V Verify		Land	37,800	7,560	18,000	3,600	
PINE BLUFF		Neigh: WHTHAL		Bldgs	99,100	19,820	88,550	17,710	
Subd.: WEBB60 WEBB'S MINOR S/D		Owner: 339107		Total	136,900	27,380	106,550	21,310	
S-T-R: 22-05-10		Status:		Review Record					
T.D.: 272 27 WHITE HALL		Block:		Date	By	Reason	Land	Buildings	Total
Location: 514 HARROD RD		Lot: 001		6/26/2023	KGB	RV	37,800	99,100	136,900
Legal: LOT 1		City: WHITE HALL		6/29/2018	SDH	RA	18,000	88,550	106,550
		Map:		7/1/2013	SDH	RA	18,000	84,100	102,100
		Old PID: 970-14523-007		6/4/2012	LRW		18,000	84,400	102,400

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/4/2012			4/6/2012 LRW SUMT HAS DOORS & FLOOR NOW, PRICE
3/14/2008			3/13/2008 LRW PU NEW SUMT, (NO DOORS & DIRT

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
8/5/2013	929-501		114,000	WD	WEBB MATT
6/3/2013	926-488			QC	WEBB MICHAEL C & LESLIE A
8/27/2010	888-144		114,000	WD	WEBB MICHAEL C
7/24/2007	840-486		110,000	WD	AUGUSTINE KENNETH J & WF

Land Record										WHITE HALL\WEBB60\970-09161-000-01-2011						
Sub	PT	Size/Front	Size	Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	AC	2.781		1.000		.000		20000.00						37,810		
				1.781				10000.00						3 AC, IRREGULAR SHAP		



Ownership Description **Assessment Summary**

Name: ALLTEL COMM WIRELESS INC
 ATT VERIZON COMMUNICATIONS INC
 PO BOX 2440
 SPOKANE WA 99210-2440
Subd.: 51022U SEC 22 TWP S 5 RNG 10 W
S-T-R: 22-05-10 **Acres:** 5.223
T.D.: 272 27 WHITE HALL
Location: 610 HARROD RD
Legal: BEG NE COR OF W 2 ACRES OF NE NE TH S 01 DEG 03 MINS W
 643 FT N 88 DEGS 57 MINS W 367.47 FT N 30 DEGS 47 MINS W
 335.72 FT N 57 DEGS 44 MINS E 651.67 FT TO POB 5.223 ACRES
 CP0113JEFF122-08

Type: PS State.A
Taxable:
Neigh: 51022U
Owner: 308905
Status: **Tax Status:** U
Block: **Lot:**
City: WHITE HALL
Map:
Old PID: 970-14523-000

Year	2000	%	1999	20 %
Land			30,550	6,110
Bldgs			138,650	27,730
Total			169,200	33,840

Review Record

Date	By	Reason	Land	Buildings	Total
7/1/2013	SDH	RA			
7/1/2009	SDH	RV			
6/25/2008	RCP	RA			
7/27/2005	KAS	CH			
7/27/2005	SEE PP	99720			
5/24/2000		RV	30,550	138,650	169,200
7/28/1997	RCP	IN	30,550	138,650	169,200
		PSC INCREASE FOR 1997			

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

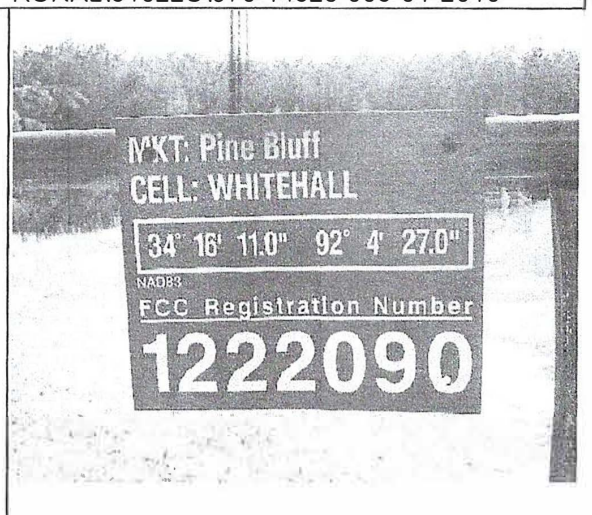
Date	Amount	Purpose	Note
12/4/2023	15,000	AN Add AltN	3/19/25 JMT TOWER SS, CELL SERVICE ADDED TO
2/20/2019	15,000	AR Add AltR	4/28/2020 BMB THIS IS TOWER SITE RENDERED
9/15/2017	25,000	AR Add AltR	3/16/18 CAM DO NOT KNOW WHAT IS NEW.

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
1/2/2012	908-311			QC	ALLTEL COMM WIRELESS INC
6/7/1996	666-743		14,000		CENTURY CELLUNET OF PB (M276)

Land Record RURAL\51022U\970-14523-005-01-2010

Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS
H	NE		44	5.223	4000.00				20,892		
P			13	5.410	275.00				1,488		



Ownership Description				Assessment Summary					
Name: NORMAN NANCY (BD)		Type: RI Res.Impr		Year	2023	20%	2018	20%	
611 HARROD RD		Taxable: F Fixed		Land	41,200	8,240	15,600	3,120	
WHITE HALL		Neigh: WHTHAL		Bldgs	120,850	24,170	95,600	19,120	
AR 71602		Owner: 447613		Total	162,050	32,410	111,200	22,240	
Subd.: 51022U SEC 22 TWP S 5 RNG 10 W		Status:		Review Record					
S-T-R: 22-05-10		Block:							
T.D.: 272 27 WHITE HALL		Lot:		Date	By	Reason	Land	Buildings	Total
Location: 611 HARROD RD		City: WHITE HALL		6/26/2023	KGB	RV	41,200	120,850	162,050
Legal: COMM NW COR NW NE TH S 88 DEGS 27 MINS E 652.9 FT FOR		Map:		6/29/2018	SDH	RA	15,600	95,600	111,200
POB TH S 28 DEGS 48 MINS E 417.65 FT N 57 DEGS 56 MINS E		Old PID:		7/1/2013	SDH	RA	15,600	96,850	112,450
650.93 FT N 88 DEGS 27 MINS W 753.1 FT TO POB 3.12 ACRES				6/25/2008	RCP	RA	15,600	63,450	79,050

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

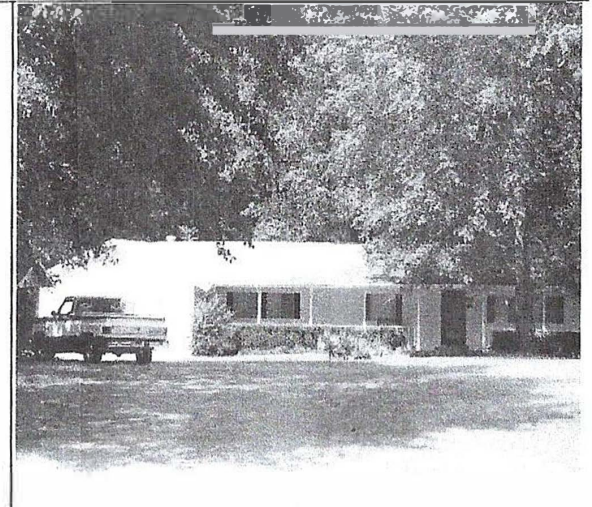
Building Permit Record			
Date	Amount	Purpose	Note
7/18/2008			DID NOT UNDERSTAND IF FROZE WHY TAXES WENT
4/2/2008			3/24/2008 LRW TWO PU ADDN, FUD (METAL), CPDF
7/9/2003			

4/2/2008	LRW		15,600	50,150	65,750
3/24/2008	LRW	TWO PU ADDN, FUD (METAL), CPDF (METAL) & PU MISSED ADDN ON REAR OF DWG			
6/12/2003	RA		15,600	45,350	60,950

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	
1/29/2022	2022R-	1223		BD	NORMAN NANCY (BD)	
2/21/1990	597-	689			NORMAN B J & WF	
5/2/1974	434-	253			NORMAN B J & WF	

Land Record											
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Value	NC	HS
	AC	3.120	1.000		.000		20000.00		41,200		
			2.120				10000.00				

WHITE HALL\51022U\970-14522-000-01-2011



Total: 41,200

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	GAS METER	⊙	STORM DRAIN MANHOLE	▨	ASPHALT
⊙	WATER METER	⊙	SEWER CLEANOUT	▨	CONCRETE
⊙	GLY WIRE	N	NORTH		
⊙	POWER/UTILITY POLE	S	SOUTH		
⊙	TELEPHONE PEDESTAL	E	EAST		
⊙	SEWER MANHOLE	W	WEST		
⊙	WATER VALVE	(M)	AS MEASURED	●	SET 1/2" REBAR W/ CAP #1853
⊙	FIRE HYDRANT	(D)	PER DEED	●	SET COTTON-PICKER SPINDLE
⊙	SIGNS	R/W	RIGHT-OF-WAY	○	FOUND MONUMENT (DESC. NOTED)
⊙	LIGHT POLE	L.A.	LANDSCAPED AREA	△	COMPUTED CORNER (NOT SET)
⊙	TELEPHONE MANHOLE	CM	CAPPED 1/2" REBAR	⚠	CORRESPONDS TO DRAWING NOTE
⊙	ELECTRIC BOX	CONC.	CONCRETE		
---	SS --- SANITARY SEWER LINE	P.O.C.	POINT OF COMMENCEMENT		
---	W --- WATER LINE	P.O.B.	POINT OF BEGINNING		
---	---	OMP	CORRUGATED METAL PIPE		
---	---	RCP	REINFORCED CONCRETE PIPE		
---	---	ESMT	EASEMENT		
---	---	HDPE	HIGH DENSITY POLYETHYLENE		
---	---	SUBD	SUBDIVISION		
---	---	FOC	FIRE DEPARTMENT CONNECTION		
---	---	OPS	COTTON PICKER SPINDLE		
---	---	PS	5/8" PIPE		
---	---	KS	5/8" REBAR		
---	---	RM	1/2" REBAR		
---	---	PK	SURVEY NAIL		
---	---	PB	TELEPHONE PULLBOX		
---	---	PS	MAIL BOX		
---	---	AI	AREA INLET		
---	---	PM	PARKING METER		
---	---	[100]	SURFACE CONTOUR LINE & ELEVATION		

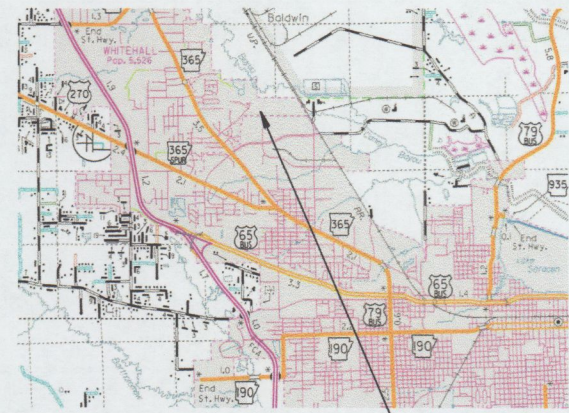
CURRENT OWNER OF RECORD
JEFFERSON COUNTY ARKANSAS

PROPERTY ADDRESS
5601 N INDUSTRIAL DR
WHITE HALL, AR 71602

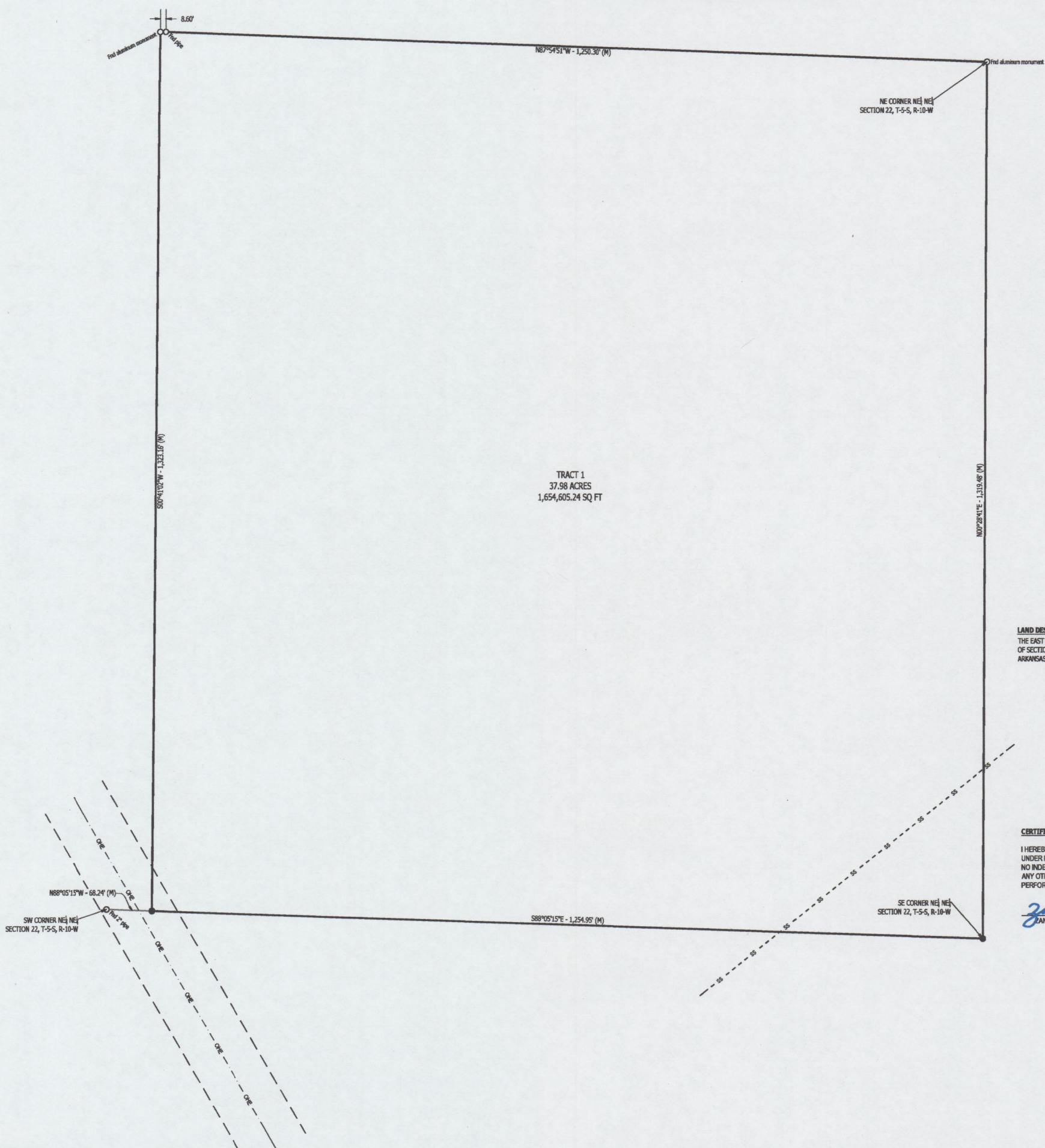
FOR THE USE & BENEFIT OF
HIGHLAND PELLETS, LLC

GENERAL NOTES

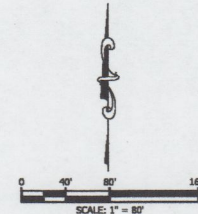
1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
 - A. DEED IN JEFFERSON COUNTY BOOK 1036, PAGE 763.
 - B. SURVEY BY TAYLOR SURVEYING FOR HIGHLAND PELLETS, LLC DATED OCTOBER 10, 2014.



VICINITY MAP (NTS)
SITE LOCATION
JEFFERSON COUNTY, AR



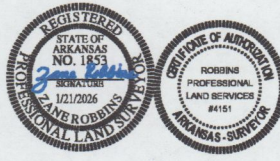
TRACT 1
37.98 ACRES
1,654,605.24 SQ FT



LAND DESCRIPTION PROVIDED (BOOK 1036, PAGE 763):
THE EAST 38 ACRES OF THE NORTHEAST QUARTER (NE¹/₄) OF THE NORTHEAST QUARTER (NE¹/₄) OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF THE 5TH P.M., JEFFERSON COUNTY, ARKANSAS.

CERTIFICATION
I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Jane Robbins
JANE ROBBINS, AR PLS #1863



UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION ONLY. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

DATE	REVISIONS

5601 NORTH INDUSTRIAL DRIVE
WHITE HALL
JEFFERSON COUNTY, ARKANSAS
THE EAST 38 ACRES OF THE NE¹/₄ NE¹/₄, SECTION 22
TOWNSHIP 5 SOUTH, RANGE 10 WEST
BOUNDARY SURVEY

ROBBINGS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 101 | WHITE HALL, ARKANSAS 71602
OFFICE: 505.646.4401 | EMAIL: LANDSERVICES@ROBBINGS.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	1-21-26
SCALE	1"=80'
PROJECT No.	2026035
SHEET	--
PAGE	1 of 1