

**IN THE CIRCUIT COURT OF LONOKE COUNTY, ARKANSAS
3ND DIVISION**

**CHUCK GRAHAM, IN HIS CAPACITY AS
LONOKE COUNTY PROSECUTING ATTORNEY**

PETITIONER

VS

**TOBY TROUTMAN; and
LONOKE COUNTY BOARD OF ELECTION COMMISSIONERS**

RESPONDENT

**PETITION FOR ISSUANCE OF A WRIT OF MANDAMUS AND FOR DECLARTORY
JUDGEMENT**

COMES NOW, Chuck Graham, in his capacity as Lonoke County Prosecuting Attorney, and for his Petition for issuance of a Writ of Mandamus and for Declaratory Judgement, do hereby state and allege as follow:

I. Summary

1. Respondent Toby Troutman (hereafter, "Troutman") is a candidate running for Lonoke County Judge. On December 13, 2011, Troutman was arrested for Forgery in the Second Degree, a C Felony. On March 13, 2012, Troutman pled Nolo Contendere to a crime against the public trust, specifically, Theft of Property (\$500 or less) an A Misdemeanor, said conviction was sealed as an Act 346.

2. On November 4, 2025, Troutman completed a Political Practices Pledge for the Arkansas Secretary of State and Affidavit of Eligibility for Lonoke County Board of Election Commissioners, certifying that his residential address is 18134 AR Hwy 5, Austin, Arkansas 72007, in accordance with A.C.A. §7-1-101.

3. When attempting to communicate with Mr. Troutman, the Lonoke County Election Commission sent Mr. Troutman mail to 18134 AR Hwy 5, Austin, Arkansas. This mail was returned as undeliverable. Upon looking into this address, this address appears to be a commercial property, U.S. Pawn and Loan.

4. When reviewing Lonoke County public land records, Mr. Troutman owns no land in Lonoke County, Arkansas in his name.

5. As a requirement for filing, Troutman provided his voter registration wherein his residential address is also listed as the commercial property U.S. Pawn and Loan located at 18134 HWY 5, Austin, AR 72007.

6. Having pled to a public-trust crime, Troutman is ineligible to file for, run for, or hold public office pursuant to A.C.A. § 21-8-301(a).

7. Additionally, Troutman is ineligible because he has failed to certify he resides within the county he seeks to represent and lacks a lawful voter registration, in accordance with A.C.A. § 14-14-1306.

II. Parties, Jurisdiction, and Venue

8. Petitioner Chuck Graham is the elected prosecuting attorney for Lonoke County, Arkansas. Petitioner represents the public interest and has standing pursuant to A.C.A. § 16-115-101.

9. Respondent Toby Troutman is a candidate for Lonoke County Judge. Troutman represents himself to be domiciled at a previously owned commercial property, U.S. Pawn and Loan, located at 18134 HWY 5, Austin, AR 72007.

10. Respondent Lonoke County Election Commission is a necessary party because the commission is responsible for approving ballots distributed to voters, overseeing and certifying elections, giving notice to the public of all candidates to be included on the ballot, and distributing said names to voters.

11. The Court has venue and jurisdiction under Article 5, § 9 of the Arkansas Constitution, A.C.A. § 1-5-207(b), A.C.A. §7-7-103, A.C.A. §16-11-101-114, A.C.A. § 16-115-101-109, and A.C.A. §21-8-305.

III. Facts

12. On November 4, 2025, Toby Troutman filed to run for Lonoke County Judge in the 2026 election.

13. Pursuant to Amendment 94, Article 7, § 29 and Article 19, § 4 of the Arkansas Constitution, to file, Troutman must possess the qualifications of an elector.

a. Public Trust

14. Pursuant to A.C.A. § 21-8-305(a)(1)(A), if a person has plead guilty, or nolo contendere to or has been found guilty of a public trust crime, he or she shall not file as a candidate for a county elected office.

15. Pursuant to A.C.A. § 21-8-305(a)(1)(A), any sealing or expungement in any jurisdiction shall not restore a privilege, eligibility or qualification to file as candidate of an elected office.

16. A crime of public trust is defined in Article 5 § 9 in the Arkansas Constitution. The Supreme Court has held that a candidate's conviction for misdemeanor theft of property constituted

an “infamous crime” that fell within the meaning of the provision of the Arkansas State Constitution rendering a person ineligible to hold office, see *Edwards v. Campbell*, 2010 Ark. 398, at 5.

17. In 2012, Troutman pled nolo contendere to theft of property in *Lonoke County Case No. 43CR-12-29*, attached hereto as *Exhibit A*.

18. Therefore, Troutman has pled nolo contendere to a public trust crime and is ineligible to file for or hold the office he seeks.

b. Residency

19. Pursuant to A.C.A. § 14-14-1314 (a)(1)(B), the County Judge must be a resident of the county at the time of his or her election and during his or her continuance in office.

20. On November 4, 2025 Troutman certified that his residential address is 18134 AR Hwy 5, Austin, AR 72007, see attached as *Exhibit B*.

21. On April 15, 2026, the Lonoke County Election Commission attempted to send communication to Troutman about his filing. The letter returned to the Lonoke County Election Commission “Return to Sender,” see attached as *Exhibit C*.

22. Upon review, 18134 AR Hwy 5, Austin, Arkansas 72007 is the business location for a previously owned business U.S. Pawn and Loan. The U.S. Pawn and Loan Facebook page represents the current “new” owners to be Daril and Rebecca Norris. A post announcing the purchase from Troutman appears on the page on September 1, 2024.

23. A review of Lonoke County land records reflect that Toby Troutman owns no residential property in Lonoke County.

24. Upon review of White County land records, Troutman does own approximately 198.01 acres in White County, Arkansas including a residential property located at 228 Round Mountain Road, El Paso, AR 72045, see attached as *Exhibit D*.

c. Lawful Voter's Registration

25. Based on the forgoing, Troutman's relocation to White County in September of 2024 invalidates his voter registration.

d. Enforcement

26. The Lonoke County Prosecutor's office has initiated charges to enforce the provisions of A.C.A. § 21-8-301-310.

III. Writ of Mandamus

27. Petitioner incorporates the forgoing as if set forth word for word.

28. The Court should issue a Writ of Mandamus prohibiting the Lonoke County Election Commission from including Troutman in the November 2026 election due to his ineligibility as a person convicted of a public trust crime, for not being a resident of the county and not meeting filing requirements of having a lawful voter's registration.

29. The Court should also issue a Writ of Mandamus prohibiting the Lonoke County Election Commission from counting or certifying any votes cast for Troutman, if the ballots have already been printed, *See Gray v. Webb*, 2020 Ark. 285, at 1-3, 611 S.W. 3d 466 467-68.

30. A Writ of Mandamus is the only practical method of enforcing A.C.A. § 7-5-207(b).

IV. Prayer

31. The Petitioner prays the Court make a declaratory judgment that Troutman is ineligible to file, run, or hold the office of Lonoke County Judge.

32. The Petitioner prays the Court issue a Writ of Mandamus prohibiting the Lonoke County Elections Commission from including Troutman on the November 2026 ballot.

33. The Petitioner prays the Court issue a Writ of Mandamus prohibiting the Lonoke County Elections Commission from counting or certifying any votes cast for Troutman, if the ballots have already been printed.

34. The Petitioner prays for all other relief the court deems appropriate.

Respectfully Submitted,



Chuck Graham
Lonoke County Prosecuting Attorney
23rd Judicial District

SENTENCING ORDER

Docket # 201201045

IN THE CIRCUIT COURT OF Lonoke COUNTY, ARKANSAS, 23rd JUDICIAL DISTRICT, 2nd DIVISION
On 3-12-12 the Defendant appeared before the Court, was advised of the nature of the charge(s), of
Constitutional and legal rights, of the effect of a guilty plea upon those rights, and of the right to make a statement before sentencing.

Judge Phillip Whiteaker
Prosecuting Attorney/Deputy Ashley Parker
Defendant's Attorney Hubert Alexander ☒ Private ☐ Public Defender
☐ Appointed ☐ Pro Se
Change of Venue ☐ Yes ☒ No
If yes, from:

File Stamp
LONKE COUNTY CLERK
JENISE BROWN
BY [Signature] D.C.

☒ Pursuant to A.C.A. ☒ §§16-93-301 et seq., ☐ §§5-64-413 et seq., or ☐ this Court, without making a finding of guilt or entering a judgment of guilt and with the consent of the Defendant defers further proceedings and places the Defendant on probation.

There being no legal cause shown by the Defendant, as requested, why judgment should not be pronounced, a judgment: is hereby entered against the Defendant on each charge enumerated, fines levied, and court costs assessed. Defendant was advised of the conditions of the sentence and/or placement on probation and understands the consequences of violating those conditions. The Court retains jurisdiction during the period of probation/suspension and may change or set aside the conditions of probation/suspension for violations or failure to satisfy Department of Community Correction (D.C.C) rules and regulations.

☐ of conviction is hereby entered against the Defendant on each charge enumerated, fines levied, and court costs assessed. The Defendant is sentenced to the Arkansas Department of Correction (A.D.C.) for the term specified on each offense shown below.
Defendant made a voluntary, knowing, and intelligent waiver of the right to counsel. ☐ Yes ☒ No

Defendant Troutman, Toby DOB 8-1-59 Sex ☒ Male ☐ Female Total Number of Counts 1
[Last, First, MI]
SID # Race & Ethnicity ☒ White ☐ Black ☐ Asian ☐ Native American ☐ Pacific Islander
☐ Unknown ☐ Other ☐ Hispanic
Supervision Status at Time of Offense

A.C.A. # of Offense/ Name of Offense 5-36-103 (a)(1) Theft of Property Case # CR12-29
A.C.A. # of Original Charged Offense 5-37-201 (a)(c)(1) ATN L O N 0 0 5 9 0 1 0 0 2 Offense was ☐ Nolle Prossed
☐ Dismissed ☐ Acquitted
Offense Date 5/15/11 - 6/7/11 Appeal from District Court ☐ Yes ☒ No Probation/SIS Revocation ☐ Yes ☒ No
Criminal History Score 0 Seriousness Level 0 Offense is ☐ Felony ☒ Misd. Offense Classification ☐ Y ☒ A ☐ B ☐ C ☐ D ☐ U

Presumptive Sentence ☐ Prison Sentence of months ☐ Community Corrections Center ☐ Alternative Sanction
Number of Counts 1 Defendant ☐ Attempted ☐ Solicited ☐ Conspired to commit the offense

Defendant Sentence* (See page 2)
Imposed ☐ ADC ☐ Jud. Tran. ☐ County Jail
Probation 12 months
SIS months
Other ☐ Life ☐ LWOP ☐ Death
If probation accompanied by period of confinement, state time: days or months.
Sentence was enhanced months, pursuant to A.C.A. § .
Enhancement is to run: ☐ Concurrent ☐ Consecutive.
Defendant was sentenced as a habitual offender, pursuant to A.C.A. §5-4-501, subsection ☐ (a) ☐ (b) ☐ (c) ☐ (d)

Victim Info# (See page 2) ☐ N/A Age 49 Sex ☐ Male ☒ Female Race & Ethnicity ☒ White ☐ Black ☐ Asian ☐ Native American
[Multiple Victims ☐ Yes ☒ No] ☐ Pacific Islander ☐ Other ☐ Unknown ☐ Hispanic

Defendant voluntarily, intelligently, and knowingly entered a
☒ negotiated plea, or ☐ guilty or ☒ nolo contendere.
☐ plea directly to the court of ☐ guilty or ☐ nolo contendere.

Defendant:
☒ was sentenced pursuant to ☒ §§16-93-301 et seq., ☐ §§5-64-413 et seq., or ☐ other
☐ entered a plea and was sentenced by a jury.
☐ was found guilty by the court & sentenced by ☐ court ☐ jury.
☐ was found guilty at a jury trial & sentenced by ☐ court ☐ jury.
☐ was found guilty of lesser included offense by ☐ court ☐ jury.

Sentence is a Departure ☐ Yes ☒ No
Sentence Departure is ☐ Durational or ☐ Dispositional.
If durational, state how many months above/below the presumptive sentence:

Departure Reason (See page 2 for a list of reasons) Aggravating # or Mitigating # . For Agg. #16 or Mit. #10, or guidelines, please explain:

Sentence will run: ☐ Consecutive ☐ Concurrent to Offense # or Case #



Special Conditions

Sex Offenses

Defendant has been adjudicated guilty of an offense requiring sex offender registration and must complete the Sex Offender Registration Form.

☐ Yes ☒ No

Defendant has committed an aggravated sex offense as defined in A.C.A. §12-12-903.

☐ Yes ☒ No

Defendant is alleged to be a sexually violent predator and is ordered to undergo an evaluation at a facility designated by A.D.C. pursuant to A.C.A. §12-12-918.

☐ Yes ☒ No

Defendant, who has been adjudicated guilty of an offense requiring registration, has been adjudicated guilty of a prior sex offense under a separate case number. ☐ Yes ☒ No

If yes, list prior case numbers:

Domestic Violence Offenses

Defendant has been adjudicated guilty of a domestic-violence related offense.

☐ Yes ☒ No

If no, was defendant originally charged with a domestic-violence related offense? ☐ Yes ☒ No

If yes, state the name of the offense:

If yes to either question, identify the relationship of the victim to the defendant.

DNA Sample/Qualifying Offense

Defendant has been adjudicated guilty of a qualifying offense or repeat offense (as defined in A.C.A. §12-12-1103). ☐ Yes ☒ No

Defendant is ordered to have a DNA sample drawn at ☐ a D.C.C. facility ☐ the A.D.C. or ☐ other _____

Drug Crime

Defendant has been convicted of a drug crime, as defined in §12-17-101.

☐ Yes ☒ No

Fines, Fees, Restitution

Court Costs

\$ 150

Fines

\$ 500

Booking/Admin Fees (\$20)

\$ 20

Drug Crime Assessment Fee (\$125)

\$

DNA Sample Fee (\$250)

\$

Mandatory Sex Offender Fee (\$250)

\$

Public Defender User Fee

\$

Public Defender Attorney Fee

\$

Other Jail Support Fee
(explain)

\$ 45

Restitution \$

Payable to [If multiple beneficiaries, give names and payment priority]

Terms ☐ Due Immediately

☐ Installments of:

☐ Payments must be made within _____ days of release from A.D.C.

☐ Upon release from confinement, Defendant must return to court to establish payment of restitution

☐ Restitution is joint and several with co-defendant(s) who was found guilty - List name(s) and case number(s)

Sentence Options

Act 531, §§16-93-1201 et seq.: Defendant was convicted of a target offense(s) and is sentenced pursuant to provisions of the Community Punishment Act. ☐ Yes ☒ No

The Court hereby orders a judicial transfer to the Department of Community Correction. ☐ Yes ☒ No

Pursuant to the Community Punishment Act, the Defendant shall be eligible to have his/her records sealed. ☐ Yes ☒ No

Extended Juvenile Jurisdiction Applied

☐ Yes ☒ No

JAIL TIME CREDIT

In days:

TOTAL TIME TO BE SERVED FOR ALL OFFENSES

In months:

☐ Life ☐ LWOP

Death Penalty

☐ Yes ☒ No

If Yes, State Execution Date:

DEFENDANT IS ASSIGNED TO: ☐ ADC ☐ CCC ☐ COUNTY JAIL ☒ PROBATION ☐ SIS ☐ SPECIAL CONDITIONS

Conditions of disposition or probation are attached. ☒ Yes ☐ No

A copy of the pre-sentence investigation on sentencing information is attached ☐ Yes ☒ No

A copy of the Prosecutor's Short Report is attached ☐ Yes ☒ No

☐ Defendant has previously failed a drug court program.

DEFENDANT WAS INFORMED OF APPELLATE RIGHTS ☐ Yes ☒ No **Appeal Bond \$**

The County Sheriff is hereby ordered to: ☐ transport the defendant to county jail ☐ take custody for referral to CCC ☐ transport to ADC

Defendant shall report to DCC probation officer for report date to CCC ☐ Yes ☒ No

Prosecuting Attorney/Deputy

Signature:

Date: 3-12-12

Print Name: Ashley Parker

Circuit Judge

Signature:

Date: 3-12-12

Print Name: Phillip Whiteaker

Additional Info:

ACT 346

CERTIFICATE OF RECORD
DOC# CR201201045
03/13/2012 11:11:12 AM
Filed & Recorded in Official Records of
LONOKE COUNTY
DENISE BROWN CIRCUIT CLERK
Fees \$0.00
BY _____ D.C.

Arkansas Secretary of State
State Capitol, Room 026
500 Woodlane Street
Little Rock, Arkansas 72201-1094

Political Practices Pledge

For Office Use Only

Filing #

P.O. Code

I, Toby Troutman a candidate for the Office of County Judge
(Name of office)
District Number _____, Division Number _____, Sub District Number _____, Position Number _____
(if any) (if any) (if any) (if any)
hereby state that I am familiar with the requirements of Arkansas Code Annotated §§ 7-1-103, 7-1-104, 7-3-108, 7-6-101, 7-6-102, 7-6-103, and 7-6-104 and that I will in good faith comply with the provisions of the same.

SELECT ONE OPTION:

____ Candidate for Party Nomination _____ (Name of Party)
____ Nonpartisan Candidate ☒ Independent Candidate _____ School Board Candidate

CANDIDATES MUST COMPLETE ALL OF THE FOLLOWING SECTION:

I hereby certify that I have never been convicted of a felony in the State of Arkansas, or in any other jurisdiction outside of Arkansas.**

Toby Troutman
Print your name as it is to appear on the ballot
(See Below, Ark Code Ann § 7-7-305(c))
18134 AR Hwy 5 AUSTIN, AR 72007
Residential Address City, State & Zip Code
[Signature] 11-4-25
Candidate Signature Date Signed
toby troutman@gmail.com
Email Address

**The sealing of any public trust crime or any similar offense under § 16-90-1401, et seq. or any sealing or expungement not in any jurisdiction shall not restore a privilege, eligibility, or qualification to file as a candidate for, run as a candidate for, or hold any elected office in the State of Arkansas. See Ark. Code Ann. § 21-8-301 et seq.

§ 7-7-305 Printing of ballots - Form

(c)(1)(A) A person who files for an elective office in this state may use not more than three (3) given names, one (1) of which may be a nickname or any other word used to identify the person to the voters, and may add as a prefix to his or her name the title or an abbreviation of an elective public office the person currently holds.

(B) A person may use as the prefix the title of a nonpartisan judicial office in an election for a nonpartisan judicial office only if:

- (i) The person is currently serving in a nonpartisan judicial office to which the person has been elected in the last election for the office; or
- (ii) The person:
 - (a) Is a candidate for the office of circuit judge or district judge;
 - (b) Is currently serving in the office of circuit judge or district judge as an appointee; and
 - (c) Has been serving in that position for at least twelve (12) months.

(C) A nickname shall not include a professional or honorary title.

(2) The person filing for office shall include his or her surname in addition to any given names permitted under subdivision (c)(1)(A) of this section.

(3) The names and titles as proposed to be used by each candidate on the political practice pledge or, if the political practice pledge is not filed by the filing deadline, then the names and titles that appear on the party certificate shall be reviewed no later than one (1) business day after the filing deadline by the Secretary of State for state and district offices and by the county board of election commissioners for county, township, school, and municipal offices.

(4)(A) The name of every candidate shall be printed on the ballot in the form as certified by either the Secretary of State or the county board of Election Commissioners.

(B) However, the county board of election commissioners may substitute an abbreviated title if the ballot lacks space for the full title of the candidate.

(C) The county board of election commissioners shall immediately notify a candidate whose requested title is a disqualifying title.

(5) A candidate shall not be permitted to change the form in which his or her name will be printed on the ballot on the political practices pledge.

STATE'S
EXHIBIT
13

NOTICE OF CANDIDACY

FOR INDEPENDENT CANDIDATES

Pursuant to A.C.A. § 7-7-103

I, Toby Troutman, do hereby give notice of my

intention to file as an independent candidate without party affiliation for the office of:

Position: County Judge

District/ Division/ Ward/ Zone (if applicable): _____

Position Number or other description (if applicable): _____

in the election to be held on 11.3.26

[Signature]
Signature of Candidate

11.4.25
Date Filed

Toby Troutman
Printed Name of Candidate

18134 AR Hwy 5
Address

AUSTIN, AR 72007
City, State, Zip Code

FILED
2025 NOV -1, PM 12:51
DAWN PORTERFIELD
BY [Signature]

An independent candidate shall state the same position including the position number, if any, on his or her petitions. Ark. Code Ann. § 7-7-103.



AFFIDAVIT OF ELIGIBILITY

My name is (print): Toby Troutman

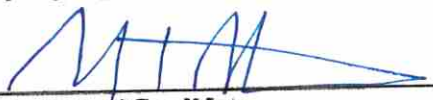
I am aware of the requirements for holding office. I further attest that I am eligible to hold the following office, if elected to this office. I am also aware of the limitations on filling for multiple offices in the same election.

Position: County Judge

District/ Division/ Ward/ Zone (if applicable): _____

Position Number or other description (if applicable): _____

By my signature below, I swear or affirm that the above statements are true and complete.


Signature of Candidate

18134 AR Hwy 5
Residential Address of Candidate (Street)

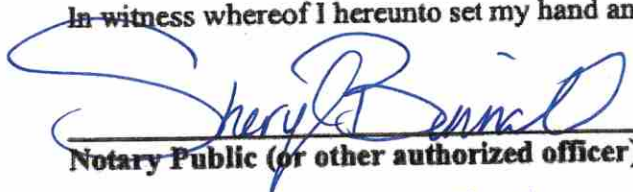
AUSTIN, AR 72007
City, State, Zip Code

VERIFICATION

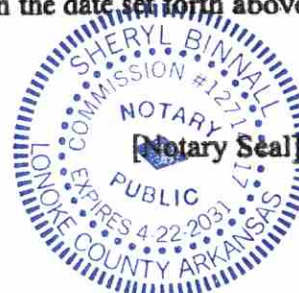
State of Arkansas)
County of Londre)

On this 4 day of Nov., 2025, before me, a Notary Public, duly authorized and acting, personally appeared Toby Troutman (name of Candidate), known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal on the date set forth above.


Notary Public (or other authorized officer)

My commission expires: 4/22/2031



FILED
2025 NOV -4 PM 12:59
LONOKE COUNTY, ARK
DANIEL R. PORTERFIELD
BY  D.C.

Lonoke County Election Commission
P.O. Box 188
LONOKE, ARKANSAS 72086

LITTLE ROCK AR 720

15 APR 2026 AM 4:11

FIRST-CLASS



US F



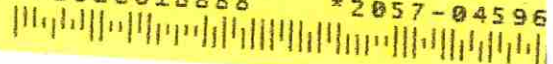
ZIP 72
02 7H
00061

TOBY TROUTMAN
18134 AR HWY 5
AUSTIN, AR 72007

NIXIE 722 NFE 1 26I0004

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD

BC: 72086018888 *2057-04596



INT
72007-546
72086>0188

Troutman Toby R 031 39 01
LAST NAME FIRST MIDDLE SUFFIX SCH DIST PRECINCT J.P.
18134 Hwy 5, Austin, AR 72007 001 23 011 057
R F D OR ID APT HOUSE, STREET, APT NO, CITY CONGRESSIONAL JUDICIAL DIST CITY WARD STATE SEN STATE REP

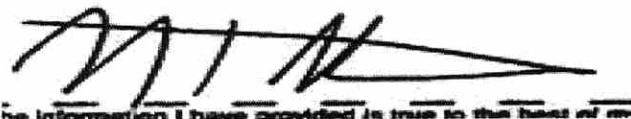
001 031-5 1959
MAILING ADDRESS COURT OF APPE MUNICIPALITY SCH DIST ZONE DIST CRT BIRTH YEAR

Registration Number:

2689103

I SWEAR / AFFIRM THAT:

- I am a U.S. citizen and an Arkansas resident.
- I am or will become a qualified elector during the 30-day period immediately prior to the next election within the county.
- The information I have provided is true to the best of my knowledge. If I have provided false information, I may be subject to fine up to \$10,000 and / or imprisonment of up to 10 years under state and federal laws.


The information I have provided is true to the best of my

Signature (or mark) of Voter

Reg Date: 01/01/1979

Date Printed: 11/05/2025

SCHOOL DISTRICT	PRE-CINCT	DATE OF CHANGE	CHANGE OF RESIDENCE

REGISTRATION CANCELLED BY REASON OF THE FACT THAT REGISTRANT

- Failed to vote in recent elections ☐
- Changed residence to an address outside the county ☐
- Has died or changed name ☐
- Pleaded guilty or nolo contendere to, or found guilty of a felony without sentence being discharged or pardoned ☐
- Is not lawfully qualified or registered elector ☐

Signature of Registrar Canceling Registration / Date Cancelled

Precinct: 39 - Magness TWP

Dawn Porterfield
County Clerk
301 N Center St. Ste. 102
Lonoke, Ar 72086

PLEASE CHECK ALL INFORMATION FOR ACCURACY.
FOR ANY QUESTIONS, CALL (501) 676-3098

I, Dawn Porterfield, Registrar of Lonoke County, certify that:

Toby R Troutman 2689103
18134 Hwy 5
Austin, AR 72007 1959

FIRST CLASS MAIL:

TOBY R TROUTMAN
18134 HWY 5
AUSTIN, AR 72007

Is a registered voter in: Lonoke County.

PRECINCT: 39 - Magness TWP

VOTE AT: VC-2 Cabot Library

SCH DIST/ZONE: 031 /031-5 SEN: 011 DC: _____

J.P: 01 REP: 057 WARD: _____

DATE PRINTED: 11/5/2025 - Reason: Other

OCCUPANCY		STORY HEIGHT		GRADE		AGE		LIVING AREA		BASEMENT		BUILDING COMPUTATION															
Single Family	Multi Family	One	SL	One+	Two	Basic Grade	2	Built	2017	9	Future	First Floor	Second Floor	Unfinished	Fin w/o Part	Fin with Part	Area	Base Price	Grade Adj Factor	Grade +/- Factor	Story Height Factor	Composite Factor	Adj Per Sqft Price	Total Base Sq Footage	Base Value		
X		X				Adj %	-15	Age	REL	92	Future	2638	0					1,370	0.850	1,000				152,371.00			
EXTERIOR WALLS		HEAT & AC																									
Masonry Veneer	X	Central																									
Comb Mas/Frame		Hot Air Forced																									
Standard Frame		Floor/Wall Furnace																									
Lowcost Frame		Elec Base/Ceiling																									
		Hot Water/Steam																									
		None																									
FOUNDATION		FLOOR COVER																									
Slab	X	Carpet/Vinyl																									
Closed Piers		Hard WD/SHIT																									
Open Piers		Hard WD/PQT																									
FLOOR STRUCTURE		Linoleum																									
Elevated Slab	X	Ceramic																									
Wood Subfloor		Stone																									
Slab on Grade		Softwood																									
ROOF TYPE		None																									
Hip	X	Gable																									
Mansard		Flat																									
Gambrel		Dormer																									
Arch		Shed																									
ROOF COVER		Extra Charges																									
Asphalt	X	Fbglass																									
Wd Shng		Shakes																									
Tile		Ro/Mtl																									
Other		Galv Alim																									
INSULATION		Sgl-1S		Dbl-1S																							
Floor																											
Wall	X																										
Ceiling	X																										
YARD AND OTHER IMPROVEMENTS		Qty		Grade		Age		Rate		REL %		Loc Fact		HS		Value											
SPCA		102	2					146.00		90	1.250	X				16,754											
CS		2,058	2					3.91		90	1.250	X				9,053											
CDW		1,900	2					4.04		90	1.250	X				8,636											
MFD		3,000	2					18.71		90	1.250	X				63,146											
POLESH-A3 40 x80		3,200	6					1.74		90	1.250	X				6,264											
ELGATE-G 7 x17		119	2					4,000.00		90	1.250	X				535,500											
SREFX5		758	2					9.00		90	1.250	X				7,675											
CPMT 18 x20		360	4					3.00		90	1.250	X				1,215											
Total of all OBYI Items:																648,243											
25INF-REAPP 25ALL & FC26-- ADD NEW DWG, ADDITIVES, & OBYI'S, HERE AT LEAST SINCE 2017, ADD FOR 2025, EST FROM OFFICE DUE TO LOCKED GATE, SENT LOCK GATE LETTER & HS LETTER GSL 8/28/25																											
ADDITIONAL ITEMS		Qty		Rate		Factor		Total																			
OP		304						18.11		1.195						6,579											
OP 4 x6		24						23.64		1.195						678											
OP		840						16.27		1.195						16,368											
OP		98						20.39		1.195						2,360											
CALCULATION SUMMARY																											
Replacement Cost New																											
Remaining Life %																											
RCNLD																											
Location Factor																											
Adjusted Value																											
Total OBYI																											
Total Value																											
Adjustment Factor																											
Final Value																											

