



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300001311				No Image On File									
Parcel ID	0000-05-26N-23W-2-002-00													
Cadastral ID	0000-26N-23W-05-2-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	25722													
COCHRAN FAMILY TRUST														
14732 VAUGHN RD BENTONVILLE AR 72713-														
Parcel Location														
Situs	E 17 RD													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	5 / 26 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.69738847 -99.58028411														
Building Permits														
SEC.5-26-23 LOT4: SW4NW4														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					772/771	COCHRAN , PEGGY JEAN	11/21/2022		04					
					772/767	ROLLINS FAMILY TRUST	11/21/2022	0	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	9,047	9,047	12%	1,086	Assessed	1,086	85.51					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	9,047	9,047		1,086	Total Taxable	1,086	86.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001311	COCHRAN FAMILY TRUST	102	9,047	0	1,086	86.00							
2024	2024-300001311	ROLLINS FAMILY TRUST	102	9,047	0	1,086	88.00							
2023	2023-300001311	ROLLINS FAMILY TRUST	102	9,047	0	1,086	90.00							
2022	2022-300001311	ROLLINS, NORMAN R. (TRUST)	102	9,865	0	1,184	97.00							
2021	2021-300001311	ROLLINS, NORMAN R. (TRUST)	102	9,865	0	1,184	98.00							
2020	2020-300001311	ROLLINS, NORMAN R. (TRUST)	102	9,865	0	1,184	97.00							
2019	2019-0001311	ROLLINS, NORMAN R. (TRUST)	102	9,865		1,184	98.00							
2018	2018-0001311	ROLLINS, NORMAN R. (TRUST)	102	9,865		1,184	98.00							
2017	2017-0001311	ROLLINS, NORMAN R. & (TRUST)	102	9,865		1,184	98.00							
2016	2016-0001311	ROLLINS, NORMAN R. & (TRUST)	102	9,865		1,184	101.00							
2015	2015-0001311	ROLLINS, NORMAN R. & (TRUST)	102	9,865		1,184	94.00							
2014	2014-0001311	ROLLINS, NORMAN R. & (TRUST)	102	9,865		1,184	95.00							
2013	2013-0001311	ROLLINS, NORMAN R. & (TRUST)	102	9,865		1,184	94.00							



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value								
Residential Data								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /				GRM Approach				
				GRM Code Gross Rent Indicated Value				
				Multiple Regression				
				MRA Code Adjusted R Indicated Value				
				Direct Comparables				
				Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value				
Cost Approach		Manual :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach				
Roofing Adj +	0.00	Garage Cost	+ 0	Improvements				
Subfloor Adj +	0.00	Total RCN	= 0	Lot Value				
Heat/Cool Adj +	0.00	Depreciation (0%)	- 0	Indicated Value 0.00 Per SqFt				
Plumbing Adj +	0.00	Lump Sums	+ 0	Agland Value 9,047				
Basement Adj +	0.00	RCNLD	= 0	Site Improvements				
Adj Base Cost =	0.00	Lot Value	+ 0	Total Value 9,047 0.00 Total Value Per SqFt				
Total Area x		Indicated Value	= 0					
Adjusted Cost =	0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300001311

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			10.241	255	255	2,606	2,606
CA	CAREY SILT 1-3%	NP	50			.095	160	160	15	15
CB	CAREY SILT 3-5%	CR	41			9.584	209	209	2,000	2,000
CB	CAREY SILT 3-5%	NP	41			6.620	131	131	869	869
QA	QUINLAN LOAM	CR	11			2.793	56	56	156	156
QA	QUINLAN LOAM	NP	11			16.635	35	35	586	586
QC	QUINLAN-WDWARD 5-12%	CR	14			1.085	71	71	77	77
QC	QUINLAN-WDWARD 5-12%	NP	14			.426	45	45	19	19
W	WATER	NP	0			.731	0	0	0	0
WD	WOODWARD-QUINLAN3-8%	CR	23			8.723	117	117	1,021	1,021
WD	WOODWARD-QUINLAN3-8%	NP	23			23.067	74	74	1,698	1,698
NP Totals						80.000			9,047	9,047
Total Agland						80.000			9,047	9,047