



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300002611				No Image On File									
Parcel ID	0000-32-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-32-4-001-00													
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	3227N23W41													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	32 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.70274538 -99.56228716														
Building Permits														
SEC.32-27-23 E2SE4														
<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	10,632	10,632	12%	1,276	Assessed	1,276	100.47					
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	10,632	10,632	1,276	Total Taxable	1,276	100.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002611	COCHRAN FAMILY TRUST	102	10,632	0	1,276	100.00							
2024	2024-300002611	ROLLINS FAMILY TRUST	102	10,632	0	1,276	104.00							
2023	2023-300002611	ROLLINS FAMILY TRUST	102	10,632	0	1,276	106.00							
2022	2022-300002611	ROLLINS, NORMAN R. (TRUST)	102	11,907	0	1,429	118.00							
2021	2021-300002611	ROLLINS, NORMAN R. (TRUST)	102	11,907	0	1,429	118.00							
2020	2020-300002611	ROLLINS, NORMAN R. (TRUST)	102	11,907	0	1,429	118.00							
2019	2019-0002611	ROLLINS, NORMAN R. (TRUST)	102	11,907		1,429	118.00							
2018	2018-0002611	ROLLINS, NORMAN R. (TRUST)	102	11,907		1,429	118.00							
2017	2017-0002611	ROLLINS, NORMAN R. & (TRUST)	102	11,907		1,429	119.00							
2016	2016-0002611	ROLLINS, NORMAN R. & (TRUST)	102	11,907		1,429	122.00							
2015	2015-0002611	ROLLINS, NORMAN R. & (TRUST)	102	11,907		1,429	113.00							
2014	2014-0002611	ROLLINS, NORMAN R. & (TRUST)	102	11,907		1,429	115.00							
2013	2013-0002611	ROLLINS, NORMAN R. & (TRUST)	102	11,907		1,429	114.00							



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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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 10,632 Site Improvements Total Value 10,632 0.00 Total Value Per SqFt				
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 /								
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
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

300002611

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			5.114	160	160	818	818
CA	CAREY SILT 1-3%	CR	50			25.647	255	255	6,527	6,527
QA	QUINLAN LOAM	NP	11			.139	35	35	5	5
QA	QUINLAN LOAM	CR	11			.277	56	56	16	16
QC	QUINLAN-WDWARD 5-12%	NP	14			12.879	45	45	577	577
QC	QUINLAN-WDWARD 5-12%	CR	14			34.251	71	71	2,441	2,441
WB	WOODWARD 3-8%	NP	33			.584	106	106	62	62
WB	WOODWARD 3-8%	CR	33			1.109	168	168	186	186
CR Totals						80.000			10,632	10,632
Total Agland						80.000			10,632	10,632