



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:13  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005330 <b>Parcel ID</b> 1070-00-168-017-0-001-00 <b>Cadastral ID</b> 1070-168-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 21232 Fractional Ownership DRENNAN, HEIDI - ETAL  P O BOX 10827 FAYETTVILLE AR 72703-  <b>Parcel Location</b> <b>Situs</b> 00201 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0168 <b>Parcel Size</b> .73 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
DRENNAN LOT 2/12/2025																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83161105 -99.62871594 MILLERS ADD BLOCK 168 *FRACTIONAL INTEREST* LOTS 17 LESS 10 X 10 TRACT IN NE CORNER					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size 25 x 135</p> <p>Lot Count</p> <p>Units Buildable 2700</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,375.00 x .80 = 2,700</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,700</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 2,700</p> <p>Cost Approach Value 2,700</p>	<p>Image ID 31885</p> <p>Image Date 2/12/2025</p> <p>Name 003.JPG</p> <p>Description DRENNAN LOT</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 2,700</p> <p>Total Appraised Value 2,025</p>	