



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:35:21  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006066 <b>Parcel ID</b> 000000-00-0-10060-001-0013 <b>Cadastral ID</b> 07-21-16-00280 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 334666 CHEEK, KELLY D TRUST  1477 E MASONIC DR FAYETTEVILLE AR 72703-0000  <b>Parcel Location</b> <b>Situs</b> 02012 CHARLESTOWN CIR <b>Subdivision</b> CHARLES TOWN LANDING <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0036.JPG 5/9/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30913677 -95.63612371																																																																																																																									
LOT 13 CHARLES TOWN LANDING					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.0966		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	4,209.00 x 4.15 = 17,467		
Factor Value			
Adjustments	1.3000		
Lot Value	22,707		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	682 / 1,034
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	682
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,124	117.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	143,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.30	Total Misc Impr	+	4,334			
Roofing Adj	+ 3.13	Garage Cost	+	10,889			
Subfloor Adj	+ 0.00	Total RCN	=	129,956			
Heat/Cool Adj	+ 10.30	Depreciation ( 44%)	-	57,181			
Plumbing Adj	+ 12.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	72,775			
Adj Base Cost	= 110.96	Lot Value	+	22,707			
Total Area	x 1,034	Indicated Value	=	95,482			
Adjusted Cost	= 114,733	Value Per SqFt		92.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,775		
Lot Value	22,707		
Indicated Value	95,482	92.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	95,482	92.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14307	15x6		90	21.01		1,891
PATO	SLAB PORCH - OPEN	14308	31x10		310	7.88		2,443



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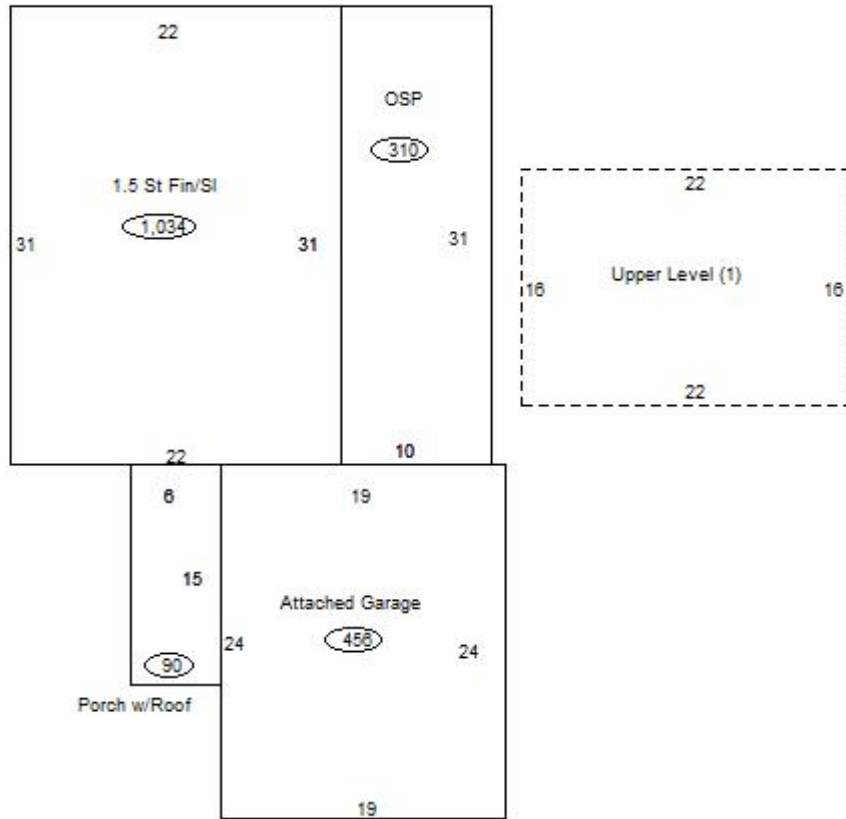
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Sketch Image

660006066



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	682	1.516	1,034
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	310	1.000	310
5	U	^UL		13	Upper Level (1)	352	1.000	352
<b>Total Building Area</b>						682		1,034