



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:53:31
 Page 1

Assessment Data					Primary Image				
Account	660016601				No Image On File				
Parcel ID	21N15E-18-2-00000-000-0000								
Cadastral ID	18-21-15-00500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	348014								
BINNS FAMILY TRUST									
MICHAEL & DEBRA BINNS-TRUSTEES									
811 OLD BRUNDAGE RD HOT SPRINGS AR 71913-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	5.59 - Acres						
Sec/Twn/Rng	18 / 21 / 15 / 2								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.30468695 -95.75559610									
TR IN GOV'T LOT 1 DESC AS: COM SE/C GOVT LOT 1; S89-15-40W 345' TO POB; S89-15-40W 369.68' TO PT 660' E OF W/L GOVT LOT 1; N00-12-23W 656.04'; N89-14-46E 372.64'; S 00-03-08W 656.18' TO POB, CONT 5.59 AC M/L.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ACREE, PHILIP & CALLIE	08/26/2025	395,000	PQ
					/	MLS FAMILY LLC	03/21/2024	300,000	WG
					/	EFS FAMILY LLC	08/12/2020	0	4
					2449/536	GRAIF, WILLIAM F	01/15/2015	135,000	WG
					2202/840	ENGLAND, MONTE	10/05/2011	0	
					1281/560	MITCHELL, SHELDON & MARILYN	08/16/2000	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	158,933	158,933	11%	17,483	Assessed	17,483	1,897.57
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	158,933	158,933	17,483	Total Taxable	17,483	1,898.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016601	BINNS FAMILY TRUST	7	76,872	0	8,456	917.00		
2024	2024-660016601	ACREE, PHILIP & CALLIE	7	76,872	0	8,456	933.00		
2023	2023-660016601	MLS FAMILY LLC	7	87,592	0	9,635	1,041.00		
2022	2022-660016601	MLS FAMILY LLC	7	94,540	0	10,399	1,167.00		
2021	2021-660016601	MLS FAMILY LLC	7	94,540	0	10,131	1,125.00		
2020	2020-660016601	MLS FAMILY LLC	7	94,540	0	9,649	1,070.00		
2019	2019-660016601	EFS FAMILY LLC	7	83,540	0	9,189	1,019.00		
2018	2018-660016601	EFS FAMILY LLC	7	83,540	0	9,189	986.00		
2017	2017-660016601	EFS FAMILY LLC	7	83,540	0	9,189	995.00		
2016	2016-660016601	EFS FAMILY LLC	7	83,540	0	9,189	996.00		
2015	2015-660016601	EFS FAMILY LLC	7	83,540	0	9,189	1,002.00		
2014	2014-660016601	GRAIF, WILLIAM F	7	83,540	0	9,189	1,011.00		
2013	2013-660016601	GRAIF, WILLIAM F	7	83,540	0	9,189	992.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:53:31
 Page 2

Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	243,500.00 x .36 = 88,296							
Factor Value				GRM Approach				
Adjustments	1.8000			GRM Code				
Lot Value	158,933			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	158,933			
Basement Area				Indicated Value	158,933	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value				
Cost Approach				Manual : 01/2025				
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	+ 158,933					
Total Area	x	Indicated Value	= 158,933					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value