



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:14
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Assessment Data					Primary Image																																																																																																																				
Account 660021958 Parcel ID 000000-00-0-00210-005-0011 Cadastral ID 26-21-14-03790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 129834 MCNEIL, MINOR LEE 12150 CONGO FERNDALE RD ALEXANDER AR 72002-0000 Parcel Location Situs 16902 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0011 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27154445 -95.78385824																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.2921							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	56,284.00 x 2.33 = 130,972			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	130,972			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture				Indicated Value 242,829 134.61 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,804 / 1,804			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 5				
HVAC	100% Warmed & Cooled Air			Indicated Value 303,470 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,804			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 163,225				
Bed/F/H Bath	3 / 2.0 /			Lot Value 130,972				
Basement Area				Indicated Value 294,197 163.08 Per SqFt				
Garage Type	484 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 35,159				
Year/Eff Age	1985 / 31			Total Value 329,356 182.57 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	109.83	Total Misc Impr	+ 11,113					
Roofing Adj	+ 4.80	Garage Cost	+ 15,527					
Subfloor Adj	+ -2.31	Total RCN	= 267,582					
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 104,357					
Plumbing Adj	+ 8.60	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 163,225					
Adj Base Cost	= 133.56	Lot Value	+ 130,972					
Total Area	x 1,804	Indicated Value	= 294,197					
Adjusted Cost	= 240,942	Value Per SqFt	163.08					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	53328	18x4		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	53329	11x8		88	26.65		2,345
PATO	SLAB PORCH - OPEN	53330	12x9		108	11.40		1,231



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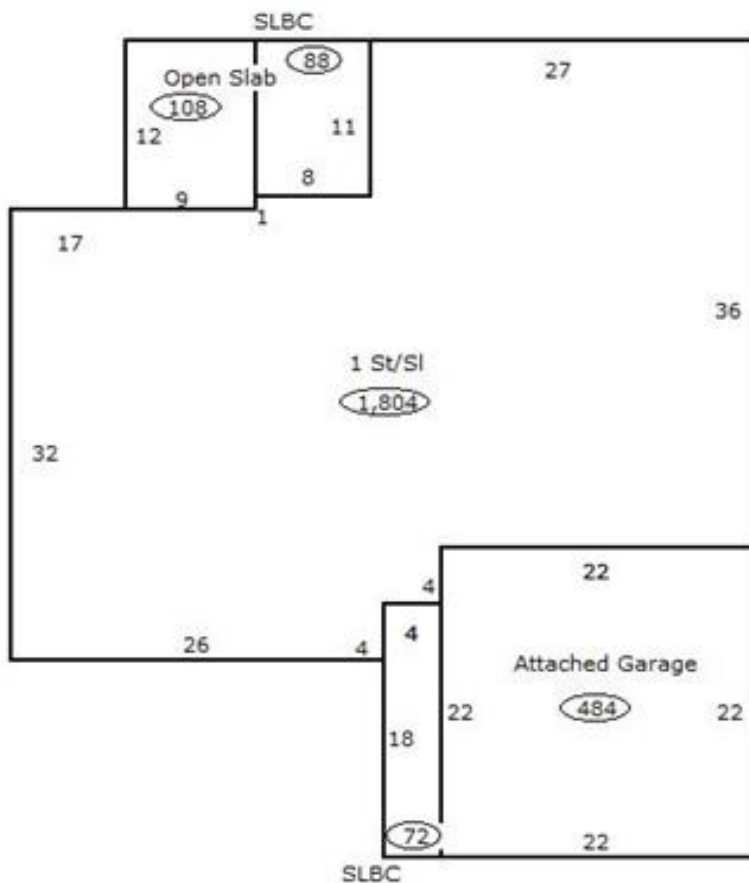
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Sketch Image

660021958



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,804	1.000	1,804
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	88	1.000	88
5	M	PATO		13	Open Slab	108	1.000	108
Total Building Area						1,804		1,804



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x50x0			2,500
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (25.57 x 2,500)	63,925	63,925	28,766	35,159