



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:39:18  
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Assessment Data					Primary Image																																																																																																																																																														
<b>Account</b> 660026269 <b>Parcel ID</b> 000000-00-0-30010-014-0003 <b>Cadastral ID</b> 30-24-18-01030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 4884 WHITWELL, J P C/O H PAUL WHITWELL  1415 N 38TH ST FORT SMITH AR 72904-0000  <b>Parcel Location</b> <b>Situs</b> 00201 OLIVE ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0003 / 0014 <b>Parcel Size</b> 2.05 - Lots <b>Sec/Twn/Rng</b> 30 / 24 / 18 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS					No Image On File																																																																																																																																																														
<b>Legal Description</b> Lat/Long: 36.53853107 -95.42864209					<b>Building Permits</b>																																																																																																																																																														
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Lot Data		Square-Foot - NBHD 1195 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.6064							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	26,413.00 x 1.10 = 29,054							
Factor Value								
Adjustments	1.0000							
Lot Value	29,054							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type	1 Single Family Residence			GRM Code				
Condition	1.5 - Low			Gross Rent	0.00			
Quality	1.5 - Low			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style	100% One Story			MRA Code	1 Test			
Exterior Wall	100% Frame, Siding, Wood			Adusted R	0.8445			
Base/Total Area	1,112 / 1,112			Indicated Value	35,949 32.33 Per SqFt			
Style	100% One Story			<b>Direct Comparables</b>				
HVAC				Selection Model	A Adam Test			
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential			
Area on Slab	0			Comparables	7			
Fixture/RghIn	4 /			Indicated Value	35,100 Per SqFt			
Bed/F/H Bath	2 / 1.0 /			<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements	22,326			
Remodel				Lot Value	29,054			
Year/Eff Age	1940 / 103			Indicated Value	51,380 46.21 Per SqFt			
				Agland Value				
				Site Improvements	373			
				Total Value	51,753 46.54 Total Value Per SqFt			
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	89.12	Total Misc Impr	+ 308					
Roofing Adj	+ 4.12	Garage Cost	+ 0					
Subfloor Adj	+ 2.54	Total RCN	= 111,630					
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 89,304					
Plumbing Adj	+ 4.33	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 22,326					
Adj Base Cost	= 100.11	Lot Value	+ 29,054					
Total Area	x 1,112	Indicated Value	= 51,380					
Adjusted Cost	= 111,322	Value Per SqFt	46.21					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	63991	5x3		15	20.50		308



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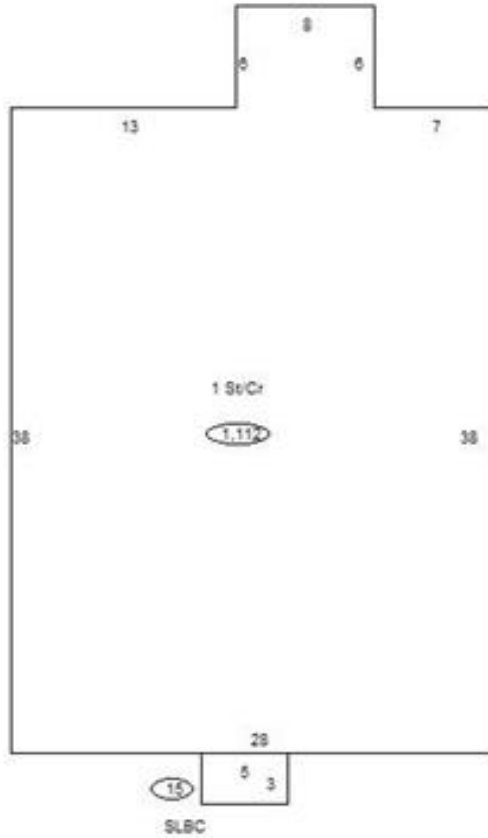
Date 04/16/2026

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Sketch Image

660026269



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,112	1.000	1,112
2	M	PRCH		10	SLBC	15	1.000	15
<b>Total Building Area</b>						<b>1,112</b>		<b>1,112</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			208	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 208)		973		973	827	146
	STF	STG FAIR	0x0x0			324	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 324)		1,516		1,516	1,289	227