



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660026824				<p>660026824 10/02/25</p> <p>660026824_001.JPG 10/7/2025</p>				
Parcel ID	20N15E-31-1-00000-000-0000								
Cadastral ID	31-20-15-01210								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	326636								
CRAIN, DAVID P & KATHLEEN A									
112 FORFAR DR BELLA VISTA AR 72715-0000									
Parcel Location									
Situs	01305 N HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	1.94 - Acres						
Sec/Twn/Rng	31 / 20 / 15 / 1								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17406780 -95.74985588									
TR IN S2 NW NE DESC AS: COMM NE/C SEC 31; N89-47-45W ALG N/LINE 1325.43' TO NE/C OF NW NE; S00-16-05E ALG E/LINE NW NE 989.13' TO POB; N89-43-11W 649.59' TO ELY ROW HWY 66; TH ALG ELY ROW CRV L RAD 5629.60' CENT ANG 00-50-42, CH BRNG S07-27 39W, CH LENGTH 83.03',									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21-POSS DISPENSARY-CHECK USIN	10/2020	11/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MMINK LLC	01/02/2019	865,000	YES					
1873/802	SINOR, PHILLIP CHARLES &	06/04/2007	555,000	YES					
877/261	SELLER	03/19/1992	70,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2020	Land Value	66,740	66,740	11%	7,341	Assessed	67,335 7,181.95	
Year Frozen	0	Improvements	1,190,410	545,400		59,994	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,257,150	612,140		67,335	Total Taxable	67,335 7,182.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660026824	CRAIN, DAVID P &	1	1,251,292	0	64,129	6,840.00		
2024	2024-660026824	CRAIN, DAVID P &	1	555,230	0	61,075	6,443.00		
2023	2023-660026824	CRAIN, DAVID P &	1	920,805	0	93,052	9,550.00		
2022	2022-660026824	CRAIN, DAVID P &	1	878,282	0	88,621	8,896.00		
2021	2021-660026824	CRAIN, DAVID P &	1	767,287	0	84,401	7,426.00		
2020	2020-660026824	CRAIN, DAVID P &	1	794,335	0	87,377	7,739.00		
2019	2019-660026824	CRAIN, DAVID P &	1	566,448	0	62,309	5,595.00		
2018	2018-660026824	MMINK LLC	1	507,020	0	55,772	4,978.00		
2017	2017-660026824	MMINK LLC	1	507,020	0	54,019	4,878.00		
2016	2016-660026824	MMINK LLC	1	507,020	0	51,447	4,576.00		
2015	2015-660026824	MMINK LLC	1	445,430	0	48,997	4,379.00		
2014	2014-660026824	MMINK LLC	1	445,430	0	48,997	4,432.00		
2013	2013-660026824	MMINK LLC	1	445,430	0	48,997	4,386.00		



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Lot Data	Primary Image																																						
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Income Approach	Value Reconciliation																																						
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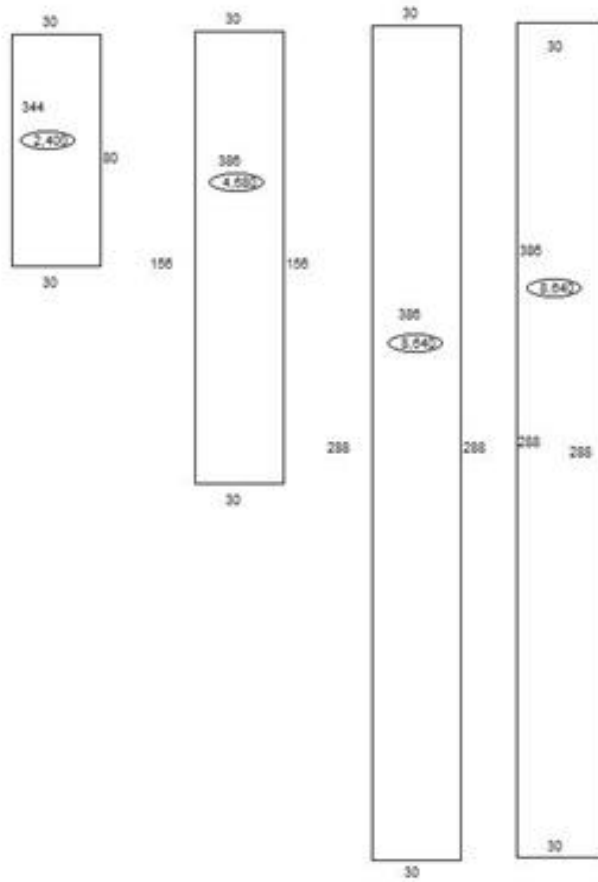
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Sketch Image

660026824



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		50	386	8,640	1.000	8,640
2	C	386		50	386	8,640	1.000	8,640
3	C	386		50	386	4,680	1.000	4,680
4	C	344		50	344	2,400	1.000	2,400
<b>Total Building Area</b>						<b>24,360</b>		<b>24,360</b>



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Account 660026824  
Parcel ID 20N15E-31-1-00000-000-0000  
Cadastral ID 31-20-15-01210

Tax Area Code 1  
Property Class UC  
Owners Name CRAIN, DAVID P &

### Building Data

Building ID 1075  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,640  
Average Perimeter 636  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1996  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0062.JPG  
Image Date 4/20/2021  
Image Name IMG\_0062.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.90  
Wall Cost 11.71  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 60.61  
Total Area 8,640  
Base RCN 523,670  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 523,670  
Physical Depreciation 35%  
Functional Depreciation  
Total Depreciation 35% (183,285)  
Total RCNLD 340,385  
Lump Sums  
Total Building Value 340,385 \$ 39.40 Per SqFt



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Account 660026824  
Parcel ID 20N15E-31-1-00000-000-0000  
Cadastral ID 31-20-15-01210

Tax Area Code 1  
Property Class UC  
Owners Name CRAIN, DAVID P &

### Building Data

Building ID 1076  
Building Sequence 2  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,640  
Average Perimeter 636  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1996  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0060.JPG  
Image Date 4/20/2021  
Image Name IMG\_0060.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.90  
Wall Cost 11.71  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 60.61  
Total Area 8,640  
Base RCN 523,670  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 523,670  
Physical Depreciation 35%  
Functional Depreciation  
Total Depreciation 35% (183,285)  
Total RCNLD 340,385  
Lump Sums  
Total Building Value 340,385 \$ 39.40 Per SqFt



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Account 660026824  
Parcel ID 20N15E-31-1-00000-000-0000  
Cadastral ID 31-20-15-01210

Tax Area Code 1  
Property Class UC  
Owners Name CRAIN, DAVID P &

### Building Data

Building ID 1077  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,680  
Average Perimeter 372  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1996  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0061.JPG  
Image Date 4/20/2021  
Image Name IMG\_0061.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 55.73  
Wall Cost 14.06  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 69.79  
Total Area 4,680  
Base RCN 326,617  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 326,617  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (84,920)  
Total RCNLD 241,697  
Lump Sums  
Total Building Value 241,697 \$ 51.64 Per SqFt



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Account 660026824  
Parcel ID 20N15E-31-1-00000-000-0000  
Cadastral ID 31-20-15-01210

Tax Area Code 1  
Property Class UC  
Owners Name CRAIN, DAVID P &

### Building Data

Building ID 1078  
Building Sequence 4  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 220  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0059.JPG  
Image Date 4/20/2021  
Image Name IMG\_0059.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 91.15  
Wall Cost 19.85  
HVAC Cost 16.72  
Basement Cost 0.00  
Total Base Cost 127.72  
Total Area 2,400  
Base RCN 306,528  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 306,528  
Physical Depreciation 14%  
Functional Depreciation  
Total Depreciation 14% (42,914)  
Total RCNLD 263,614  
Lump Sums  
Total Building Value 263,614 \$ 109.84 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	Exterior Lighting	0x0x0			21
	Qual 1	Cond 1	Year 1997	Eff Age 25		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,030.74 x 21)		21,646	17,317	4,329
<b>Total Site Improvement Value</b>				<b>4,329</b>