



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:10:41
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Assessment Data				Primary Image					
Account	660031836			No Image On File					
Parcel ID	000000-00-0-00528-001-0018								
Cadastral ID	36-21-16-03880								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	96024								
BIRDSONG, LINDA K									
5211 OPAL DRIVE JACKSONVILLE AR 72076-0000									
Parcel Location									
Situs									
Subdivision	MOUNTAIN VIEW								
Lot/Block	0018 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	36 / 21 / 16 / 5								
Neighborhood	1071 - R-V01-SE JUSTUS								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.26281891 -95.55444493				Building Permits					
MOUNTAIN VIEW LOT 18 BLOCK 1				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	41,260	15,180	11%	1,670	Assessed	1,670	138.69
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	41,260	15,180	1,670	Total Taxable	1,670	139.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031836	BIRDSONG, LINDA K	5	41,260	0	1,590	132.00		
2024	2024-660031836	BIRDSONG, LINDA K	5	56,119	0	1,515	126.00		
2023	2023-660031836	BIRDSONG, LINDA K	5	20,000	0	1,443	120.00		
2022	2022-660031836	BIRDSONG, LINDA K	5	20,000	0	1,374	114.00		
2021	2021-660031836	BIRDSONG, LINDA K	5	20,000	0	1,309	111.00		
2020	2020-660031836	BIRDSONG, LINDA K	5	20,000	0	1,246	105.00		
2019	2019-660031836	BIRDSONG, LINDA K	5	20,000	0	1,187	103.00		
2018	2018-660031836	BIRDSONG, LINDA K	5	20,000	0	1,131	98.00		
2017	2017-660031836	BIRDSONG, LINDA K	5	20,000	0	1,077	88.00		
2016	2016-660031836	BIRDSONG, LINDA K	5	20,000	0	1,026	88.00		
2015	2015-660031836	BIRDSONG, LINDA K	5	30,000	0	977	83.00		
2014	2014-660031836	BIRDSONG, LINDA K	5	30,000	0	930	80.00		
2013	2013-660031836	BIRDSONG, LINDA K	5	30,000	0	886	77.00		



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Lot Data		Square-Foot - NBHD 1071 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.5888							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	112,767.00 x .37 = 41,260							
Factor Value								
Adjustments	1.0000							
Lot Value	41,260							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	41,260			
Year/Eff Age /				Indicated Value	41,260	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	41,260	0.00	Total Value Per SqFt	
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	+ 41,260					
Total Area	x	Indicated Value	= 41,260					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value