



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	660031837			No Image On File						
Parcel ID	000000-00-0-00528-001-0019									
Cadastral ID	36-21-16-03890									
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	0019 / 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: 36.26282335 -95.55497030				Building Permits						
MOUNTAIN VIEW LOT 19 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	40,163	15,366	11%	1,690	Assessed	1,690	140.35	
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	40,163	15,366		1,690	Total Taxable	1,690	140.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660031837	BIRDSONG, LINDA K			5	40,163	0	1,610	134.00	
2024	2024-660031837	BIRDSONG, LINDA K			5	55,461	0	1,533	128.00	
2023	2023-660031837	BIRDSONG, LINDA K			5	20,000	0	1,460	122.00	
2022	2022-660031837	BIRDSONG, LINDA K			5	20,000	0	1,391	116.00	
2021	2021-660031837	BIRDSONG, LINDA K			5	20,000	0	1,325	112.00	
2020	2020-660031837	BIRDSONG, LINDA K			5	20,000	0	1,262	107.00	
2019	2019-660031837	BIRDSONG, LINDA K			5	20,000	0	1,202	104.00	
2018	2018-660031837	BIRDSONG, LINDA K			5	20,000	0	1,144	99.00	
2017	2017-660031837	BIRDSONG, LINDA K			5	20,000	0	1,090	89.00	
2016	2016-660031837	BIRDSONG, LINDA K			5	20,000	0	1,038	89.00	
2015	2015-660031837	BIRDSONG, LINDA K			5	30,000	0	989	84.00	
2014	2014-660031837	BIRDSONG, LINDA K			5	30,000	0	942	81.00	
2013	2013-660031837	BIRDSONG, LINDA K			5	30,000	0	897	78.00	



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Lot Data		Square-Foot - NBHD 1071 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.4881							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	108,380.00 x .37 = 40,163							
Factor Value								
Adjustments	1.0000							
Lot Value	40,163							
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	40,163			
Year/Eff Age /				Indicated Value	40,163	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	40,163	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	+ 40,163					
Total Area	x	Indicated Value	= 40,163					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value