



# 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	660064281				No Image On File				
Parcel ID	21N15E-18-2-00000-000-0000								
Cadastral ID	18-21-15-00530								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	348014								
BINNS FAMILY TRUST									
MICHAEL & DEBRA BINNS-TRUSTEES									
811 OLD BRUNDAGE RD HOT SPRINGS AR 71913-0000									
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	Parcel Size	1.25 - Acres						
Sec/Twn/Rng	18 / 21 / 15 / 2								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.30408091 -95.75650830									
TR IN W 660' OF GOV'T LOT 1 DESC AS; BEG AT SE/C OF W 660' LOT 1, TH W 330', N 44- 31-38 E 488.85' TO E/L OF SD LOT 1, TH S ALG E/L 330' TO POB					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ACREE, PHILIP & CALLIE	08/26/2025	395,000	PQ
					/	MLS FAMILY LLC	03/21/2024	300,000	WG
					/	EFS FAMILY LLC	08/12/2020	0	4
					2449/536	GRAIF, WILLIAM F	01/15/2015	135,000	WG
					2202/840	ENGLAND, MONTE	10/05/2011	0	
					1040/320	ABINGTON LLC	09/25/1996	8,000	No
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	50,965	50,965	11%	5,606	Assessed	5,606	608.46
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	50,965	50,965	5,606	Total Taxable	5,606	608.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660064281	BINNS FAMILY TRUST	7	30,457	0	3,350	363.00		
2024	2024-660064281	ACREE, PHILIP & CALLIE	7	30,457	0	3,350	370.00		
2023	2023-660064281	MLS FAMILY LLC	7	71,214	0	7,772	839.00		
2022	2022-660064281	MLS FAMILY LLC	7	69,000	0	7,401	831.00		
2021	2021-660064281	MLS FAMILY LLC	7	69,000	0	7,049	783.00		
2020	2020-660064281	MLS FAMILY LLC	7	69,000	0	6,713	744.00		
2019	2019-660064281	EFS FAMILY LLC	7	58,125	0	6,394	709.00		
2018	2018-660064281	EFS FAMILY LLC	7	58,125	0	6,394	686.00		
2017	2017-660064281	EFS FAMILY LLC	7	58,125	0	6,394	692.00		
2016	2016-660064281	EFS FAMILY LLC	7	58,125	0	6,394	693.00		
2015	2015-660064281	EFS FAMILY LLC	7	38,750	0	4,263	465.00		
2014	2014-660064281	GRAIF, WILLIAM F	7	38,750	0	4,263	469.00		
2013	2013-660064281	GRAIF, WILLIAM F	7	38,750	0	4,263	460.00		



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Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	54,450.00 x .52 = 28,314							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.8000			GRM Code				
Lot Value	50,965			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	1 Res			
Base/Total Area	/			Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn	/			Improvements				
Bed/F/H Bath	/ /			Lot Value	50,965			
Basement Area				Indicated Value	50,965	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value				
<b>Cost Approach</b>				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	+ 50,965					
Total Area	x	Indicated Value	= 50,965					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value