



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:38:58
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Assessment Data					Primary Image																																																																																																																				
Account 660074777 Parcel ID 000000-00-0-30014-002-0005 Cadastral ID 36-24-17-01280 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 347437 CARDS NEO LLC 3739 N STEELE BLVD STE 300 FAYETTEVILLE AR 72703-0000 Parcel Location Situs 06082 S INDUSTRIAL RD Subdivision CHELSEA IND/BUS PK Lot/Block 0005 / 0002 Parcel Size 5.02 - Acres Sec/Twn/Rng 36 / 24 / 17 / 5 Neighborhood 30014 - CHELSEA INDUSTRIAL BUS PARK School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.52042598 -95.44809962 LOT 5 BLOCK 2 CHELSEA IND/BUSINESS PK																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	22500		
Non-Ag Acres	5.085		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1904 CHELSEA INDUST. SF		
Value Method	Square-Foot		
Base Lot Value	221,515.00 x .05 = 11,076		
Factor Value	0		
Adjustments			
Lot Value	11,076		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	925639
Total Building Area	4,800	Image Date	3/23/2020
Total Base Value	326,208	Name	IMG_0055.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	326,208		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	198,987		
Economic Depreciation			
RCNLD (All Sources)	198,987		
Depreciated Improvements			
Outbuilding Value	5,491		
Total Improvement Value	204,478		
Land Value	11,076		
Cost Approach Value	215,554 44.91/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	5,491
Miscellaneous Income		Land Value	11,076
Effective Gross Income (EGI)		Total Appraised Value	215,554 44.91/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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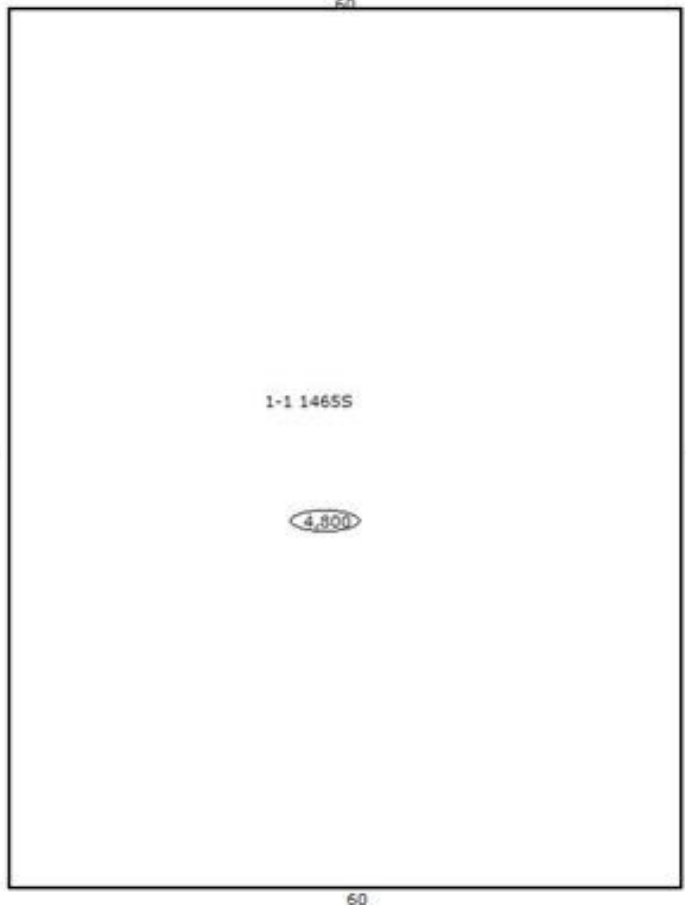
Date 04/18/2026

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Sketch Image

660074777



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1465S	4,800	1.000	4,800
Total Building Area						4,800		4,800



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Parcel ID 000000-00-0-30014-002-0005
Cadastral ID 36-24-17-01280

Tax Area Code 29
Property Class UCP
Owners Name CARDS NEO LLC

Building Data

Building ID 472
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,800
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1995
Effective Age 20
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover

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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 42.59
Wall Cost 13.45
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 67.96
Total Area 4,800
Base RCN 326,208
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 326,208
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (127,221)
Total RCNLD 198,987
Lump Sums
Total Building Value 198,987 \$ 41.46 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			1,520
	Qual 3	Cond 3	Year	Eff Age	1013	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.69 x 1,520)				7,129	1,782	5,347
FLV1	CANOPY		6x6x0			36
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.00 x 36)				180	36	144
Total Site Improvement Value						5,491