



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:46:02  
 Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096348 <b>Parcel ID</b> 000000-00-0-20300-001-0010 <b>Cadastral ID</b> 31-20-15-05890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 311210 WAL MART REAL ESTATE BUSINESS TRUST  PO BOX 8050 MS 0555 BENTONVILLE AR 72716-0555  <b>Parcel Location</b> <b>Situs</b> 19801 ROBSON RD <b>Subdivision</b> CATOOSA HILLS COMM SUB PHASE I <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 20 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.16478689 -95.75628558																																																																																																																	
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Lot Data	Primary Image
<p>Lot Size 0 x 0            Lot Count 1            Units Buildable 2899288            Non-Ag Acres 16.288            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 1838 HARD ROCK CAS AREA            Value Method Square-Foot</p> <p>Base Lot Value 709,523.00 x 3.15 = 2,234,123            Factor Value 0            Adjustments 123.06%            Lot Value 2,749,312</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025            Total Building Area 153,297            Total Base Value 13,674,092            Modifier Value            Misc Improvements            Replacement Cost New 13,674,092            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 11,622,978            Economic Depreciation            RCNLD (All Sources) 11,622,978            Depreciated Improvements            Outbuilding Value 2,012,929            Total Improvement Value 13,635,907            Land Value 2,749,312            Cost Approach Value 16,385,219 106.89/SqFt</p>	<p>Image ID 1097353            Image Date 10/7/2025            Name 001.JPG            Description 660096348_001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Correlated Value</p> <p>Total Improvement Value 2,012,929            Land Value 2,749,312            Total Appraised Value 10,523,222 68.65/SqFt</p>



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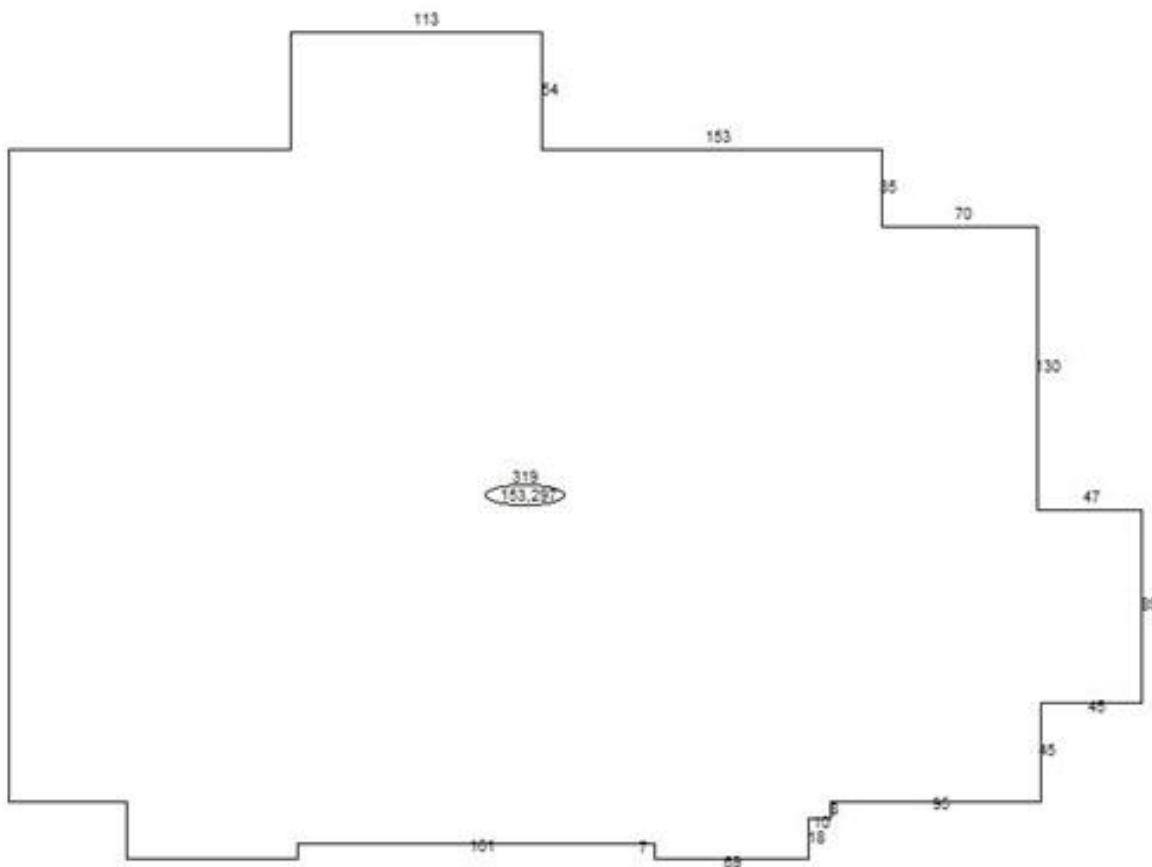
Date 04/18/2026

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Sketch Image

660096348



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		77	319	153,297	1.000	153,297
<b>Total Building Area</b>						153,297		153,297



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Account 660096348  
Parcel ID 000000-00-0-20300-001-0010  
Cadastral ID 31-20-15-05890

Tax Area Code 1  
Property Class UCP  
Owners Name WAL MART REAL ESTATE BUSINESS TRUST

### Building Data

Building ID 3169  
Building Sequence 1  
Occupancy 1 319 Discount Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 153,297  
Average Perimeter 1,792  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 2014  
Effective Age 6  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 9 - Cavity Concrete Block  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
Roof Cover Tar & Gravel

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\_0037.JPG  
Image Date 4/16/2021  
Image Name IMG\_0037.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 64.32  
Wall Cost 7.75  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 89.20  
Total Area 153,297  
Base RCN 13,674,092  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 13,674,092  
Physical Depreciation 11%  
Functional Depreciation 4%  
Total Depreciation 15% (2,051,114)  
Total RCNLD 11,622,978  
Lump Sums  
Total Building Value 11,622,978 \$ 75.82 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	Exterior Lighting	0x0x0			18
	<b>Qual</b> 4	<b>Cond</b> 4	<b>Year</b> 2020	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1,621.27 x 18)				29,183	4,669	24,514
PACN	Paving - Concrete		0x0x0	Paved-Asphalt		429,519
<b>Qual</b> 4.5	<b>Cond</b> 4.5	<b>Year</b> 2015	<b>Eff Age</b> 4			
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.86 x 429,519)				2,516,981	528,566	1,988,415
<b>Total Site Improvement Value</b>						<b>2,012,929</b>