



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:26:08  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099915 <b>Parcel ID</b> 21N17E-14-1-00000-000-0099 <b>Cadastral ID</b> 14-21-17-00215 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 324202 FLEEMAN, HOMER LEROY JR TRUST & BARBARA ANN FLEEMAN TRUST & FLEEMAN INVESTMENT CORP 67 MAYFAIR DR BELLA VISTA AR 72715-0000																																																																																									
<b>Parcel Location</b> <b>Situs</b> 21201 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.44 - Acres <b>Sec/Twn/Rng</b> 14 / 21 / 17 / 1 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.30647842 -95.47091786 TR DESC AS COMM NW/C NW; S01.1801E 173.93' TO POB; S88.0048E 0'; L CURVE RAD 6,711.05' CENT ANG 02.1155 BEAR S85.0646E CHRD DIST 257.50 ARC DIST 257.52'; S01.1801E 231.84'; S88.2513W 256'; N01.1801W 260.84' TO POB.					<b>Building Permits</b> <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>R18</td> <td>R18-NEW DOLLAR GENERAL</td> <td>04/2017</td> <td>01/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-NEW DOLLAR GENERAL	04/2017	01/2018																																																																							
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable	1.44		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	62,726.00 x 1.02 = 64,033		
Factor Value	0		
Adjustments	477.88%		
Lot Value	306,001		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1126297
Total Building Area	9,301	Image Date	12/15/2025
Total Base Value	786,028	Name	001.JPG
Modifier Value		Description	660099915_001.JPG
Misc Improvements	2,726		
Replacement Cost New	788,754		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	749,316		
Economic Depreciation			
RCNLD (All Sources)	749,316		
Depreciated Improvements			
Outbuilding Value	71,888		
Total Improvement Value	821,204		
Land Value	306,001		
Cost Approach Value	1,127,205 121.19/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	71,888
Miscellaneous Income		Land Value	306,001
Effective Gross Income (EGI)		Total Appraised Value	1,127,205 121.19/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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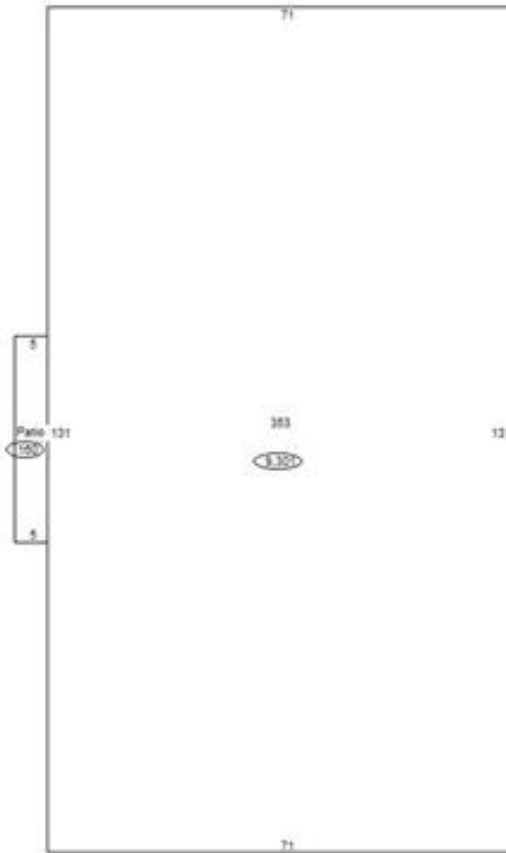
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### Sketch Image

660099915



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	353	9,301	1.000	9,301
2	M	PATC		20	Patio	160	1.000	160
<b>Total Building Area</b>						9,301		9,301





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		19,025
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.42 x 19,025)			84,091	22,705		61,386
CSGN	Commercial Sign		0x0x0			6,000
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b>			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 6,000)			6,000			6,000
EXLT	Exterior Lighting		0x0x0			6
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 5			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1,293.60 x 6)			7,762	3,260		4,502
<b>Total Site Improvement Value</b>						<b>71,888</b>