



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:14:40  
 Page 1

Assessment Data				Primary Image					
Account	660104405			No Image On File					
Parcel ID	00000-0-0-0000416-004-0018								
Cadastral ID	30-21-16-14150								
Property Type	REAL - Real Property								
Property Class	DENT	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	332334								
KING RIDGE PROPERTY									
OWNERS ASSOCIATION INC									
PO BOX 8232 FAYETTEVILLE AR 72703-0000									
Parcel Location				Building Permits					
Situs				RESERVE AREA "B" KING RIDGE IV					
Subdivision	KING RIDGE IV			Number	Description	Opened	Closed	Amount	
Lot/Block	/ Parcel Size 1 - Lots								
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.26881963 -95.65011785				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RC VERDIGRIS LLC	08/16/2020	0	5
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap		Land Value	1,082	0	11%	0	Assessed	0	0.00
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,082	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104405	KING RIDGE PROPERTY			85	1,082	0		.00
2024	2024-660104405	KING RIDGE PROPERTY			85	3,071	0		.00
2023	2023-660104405	KING RIDGE PROPERTY			85	5,354	0		.00
2022	2022-660104405	KING RIDGE PROPERTY			85	5,354	0		.00
2021	2021-660104405	KING RIDGE PROPERTY			85	5,354	0		.00



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 Page 2

Lot Data		Square-Foot - NBHD 1109 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	4.4535							
Topography								
Street Access								
Utilities								
Amenities			0					
			0					
Method	Square-Foot							
Base Lot Value	193,993.00 x .49 = 95,725							
Factor Value								
Adjustments	0.0113							
Lot Value	1,082							
Residential Data								
Type								
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	1,082				
Total Area	x	Indicated Value	=	1,082				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adusted R								
Indicated Value								
Direct Comparables								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Correlated Value							
Improvements								
Lot Value	1,082							
Indicated Value	1,082	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	1,082	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value