



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:57
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Assessment Data				Primary Image					
Account	660106361			<p>660106361_001.JPG 9/25/2024</p>					
Parcel ID	000000-0005-010-0-000-00								
Cadastral ID	20-21-16-12500								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	347627								
ARG X BORROWER LLC									
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000									
Parcel Location									
Situs	00901 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0010 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28675630 -95.61790567				Building Permits					
LOT 10 BLOCK 5 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount	
				R24 044	NEW SFR 1381 SQ FT	05/2024	09/2024	159,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ARG HOUSING LLC	07/16/2025	0	5
					/	RAUSCH COLEMAN HOMES OF TULSA	12/18/2024		4
					/	TULSA L DEV LLC	10/06/2021	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	49,635	7,270	11%	800	Assessed	19,118	1,767.08
Year Frozen		Improvements	166,527	166,527		18,318	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	216,162	173,797	19,118	Total Taxable	19,118	1,767.00	
Assessment History									
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106361	ARG X BORROWER LLC		17	211,131	0	18,207	1,683.00	
2024	2024-660106361	RAUSCH COLEMAN HOMES OF TULSA LLC		17	3,834	0	422	39.00	
2023	2023-660106361	RAUSCH COLEMAN HOMES OF TULSA LLC		17	3,834	0	422	39.00	
2022	2022-660106361	RAUSCH COLEMAN HOMES OF TULSA LLC		17	3,834	0	422	39.00	



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2843		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	12,385.00 x 4.01 =	49,635	
Factor Value			
Adjustments			
Lot Value	49,635		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	602 / 1,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	602
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	268 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	88.32	Total Misc Impr	+ 2,671				
Roofing Adj	+ 2.34	Garage Cost	+ 11,074				
Subfloor Adj	+ -0.62	Total RCN	= 169,926				
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,399				
Plumbing Adj	+ 9.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 166,527				
Adj Base Cost	= 110.61	Lot Value	+ 49,635				
Total Area	x 1,412	Indicated Value	= 216,162				
Adjusted Cost	= 156,181	Value Per SqFt	153.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,527		
Lot Value	49,635		
Indicated Value	216,162	153.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,162	153.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161114	15x5		75	24.03		1,802
PATO	Patio - Open	161115	16x5		80	10.86		869



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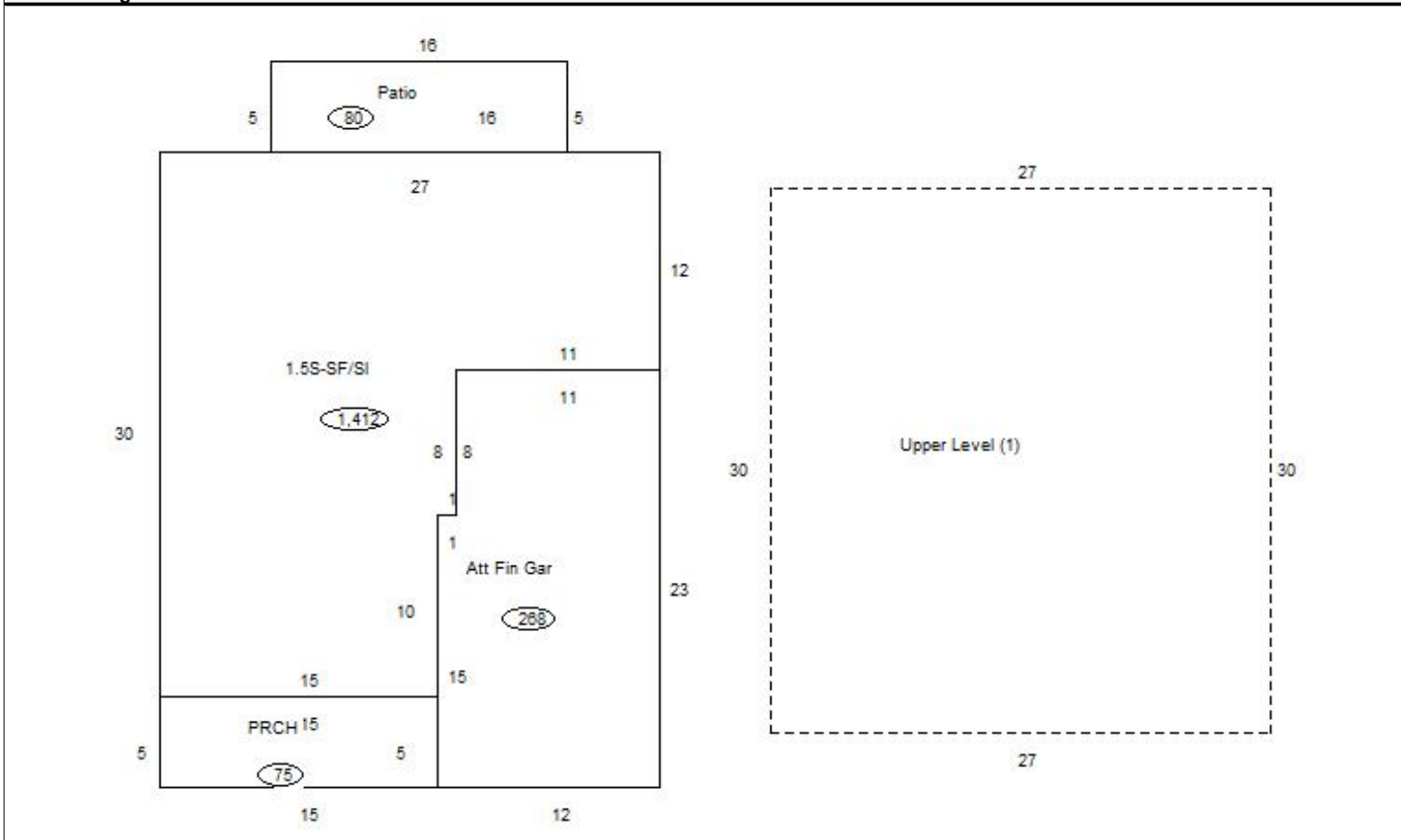
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Sketch Image

660106361



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	602	2.346	1,412
2	G	5		10	Att Fin Gar	268	1.000	268
3	M	PRCH		10	PRCH	75	1.000	75
4	M	PATO		10	Patio	80	1.000	80
5	U	^UL		10	Upper Level (1)	810	1.000	810
Total Building Area						602		1,412