



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660107191									
Parcel ID	20N14E-34-3-00000-002-0000									
Cadastral ID	34-20-14-07821									
Property Type	REAL - Real Property									
Property Class	UA	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	339391									
QUALITY PETROLEUM INC										
PO BOX 15308 LITTLE ROCK AR 72231-0000										
Parcel Location										
Situs	00705 N 145TH E AVE									
Subdivision										
Lot/Block	0000 / 0000	Parcel Size	6.71 - Acres							
Sec/Twn/Rng	34 / 20 / 14 / 3									
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.16684948 -95.81443219				Building Permits						
TR DESC 2022-013364 AS COMM SW/C SEC; N00.1103E 1309.70' TO POB; N00.1103E 517.97'; N89.5820E 564.58'; S00.11003W 524.58'; S89 5845W 40' TO POB.				Number	Description	Opened	Closed	Amount		
				CV23 S22	CV23 NEW ADDRESS S23 SPLIT	12/2022 08/2022		09/2022		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BITTICK, BOB & SHELLEY TRUST	08/03/2022	385,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023		Land Value	195,493	249	11%	27	Assessed	294,167	31,375.85
Year Frozen			Improvements	2,674,001	2,674,001		294,140	Penalty	0	
Uncapped Value	2,674,001		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	2,869,494	2,674,250		294,167	Total Taxable	294,167	31,376.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107191	QUALITY PETROLEUM INC			1	242	0	27	3.00	
2024	2024-660107191	QUALITY PETROLEUM INC			1	242	0	27	3.00	
2023	2023-660107191	QUALITY PETROLEUM INC			1	242	0	27	3.00	
2022	2022-660107191	QUALITY PETROLEUM INC			1	241	0	27	3.00	

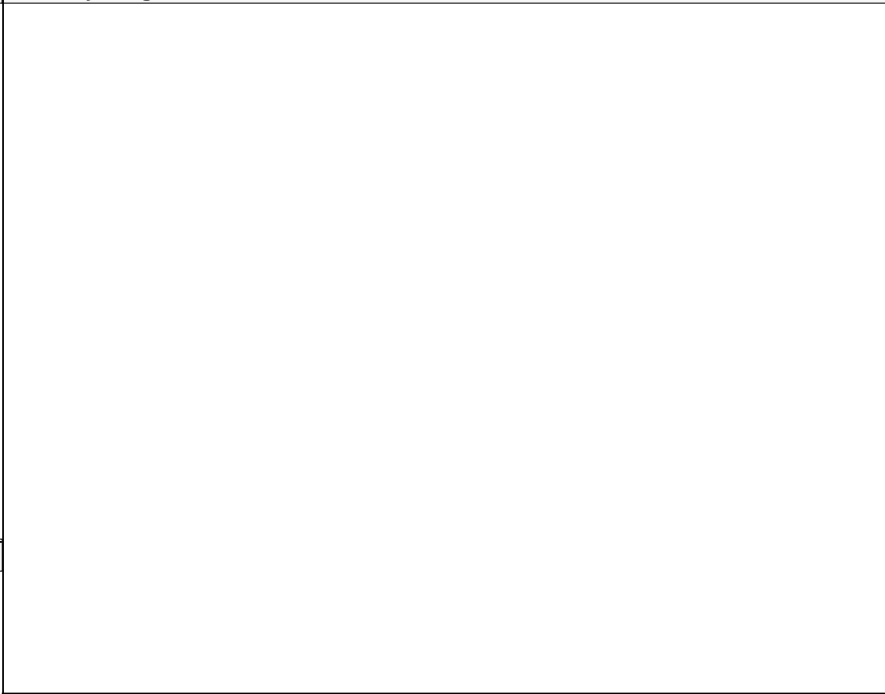


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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 6.8103</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 1243 NBHD 2014 #1</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 292,288.00 x .67 = 195,493</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 195,493</p>	
<p>Cost Approach</p>	
<p>Manual Date 01/2025</p> <p>Total Building Area 30,000</p> <p>Total Base Value 2,439,600</p> <p>Modifier Value</p> <p>Misc Improvements 228,480</p> <p>Replacement Cost New 2,668,080</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 2,614,718</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 2,614,718</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 59,283</p> <p>Total Improvement Value 2,674,001</p> <p>Land Value 195,493</p> <p>Cost Approach Value 2,869,494 95.65/SqFt</p>	<p>Image Information</p> <p>Image ID 1064762</p> <p>Image Date 2/22/2025</p> <p>Name 002.JPG</p> <p>Description 660107191_002.JPG</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 59,283</p> <p>Land Value 195,493</p> <p>Total Appraised Value 2,869,494 95.65/SqFt</p>



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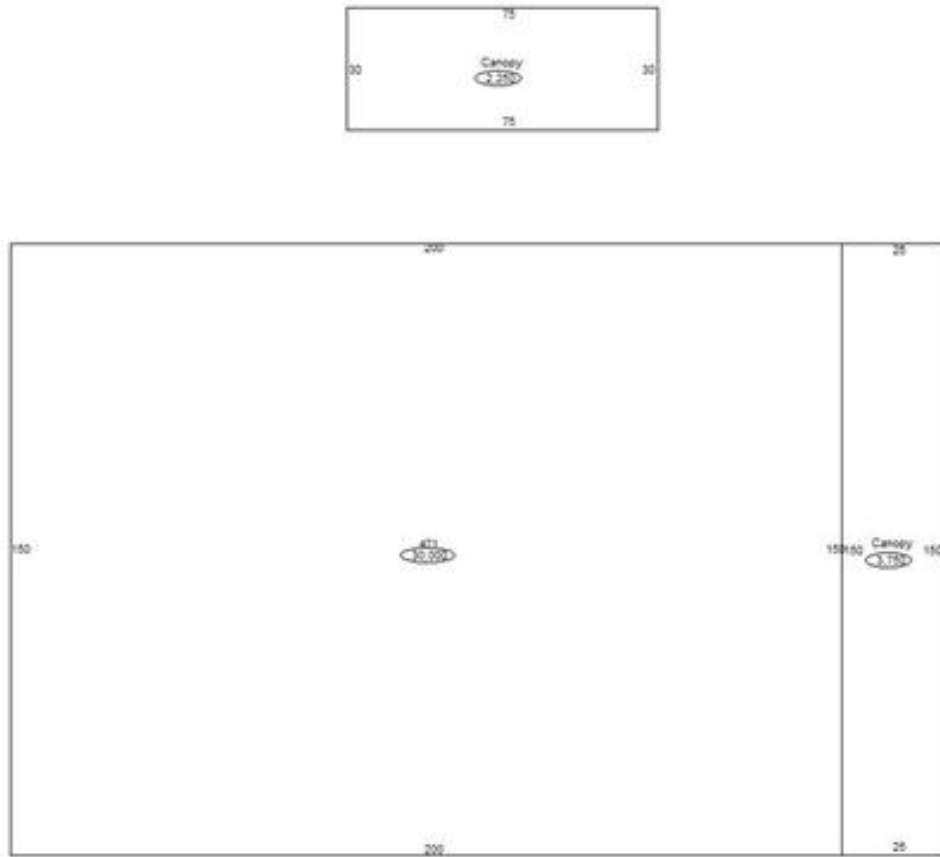
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Sketch Image

660107191



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	471		30	471	30,000	1.000	30,000
2	M	CNCM		30	Canopy	3,750	1.000	3,750
3	M	CNCM		30	Canopy	2,250	1.000	2,250
Total Building Area						30,000		30,000



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Account	660107191	Tax Area Code	1
Parcel ID	20N14E-34-3-00000-002-0000	Property Class	UA
Cadastral ID	34-20-14-07821	Owners Name	QUALITY PETROLEUM INC

Building Data	Building Image
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Building ID	5193
Building Sequence	1
Occupancy 1	471 Lt. Commercial Utility Build. 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	30,000
Average Perimeter	700
Number Of Storys	1.00
Average Wall Ht	18.00
Year Built	2024
Effective Age	1
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	4 - Good
Condition	3 - Average
Exterior Wall	88 - Stud Metal Siding
Heating/Cooling	8 - Warmed and Cooled Air
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

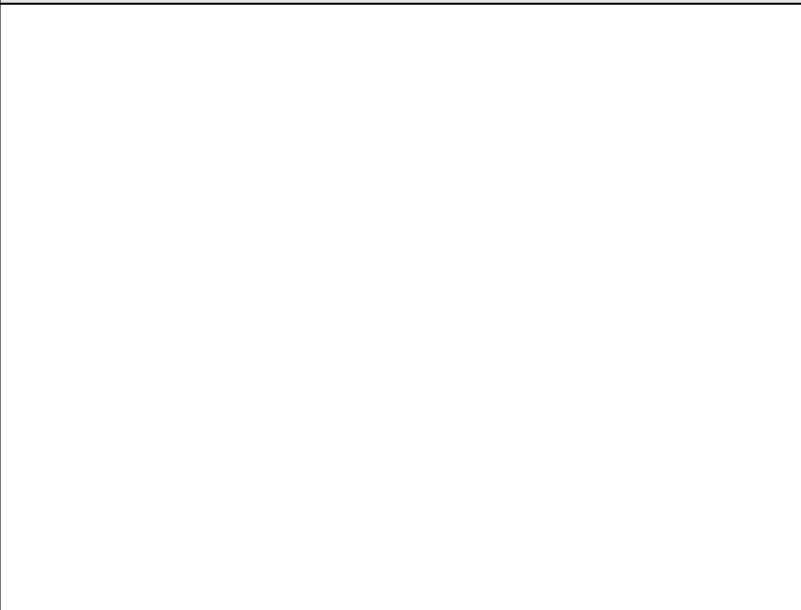


Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations	
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Appraisal Zone	3
Zone Description	
Base Cost	49.80
Wall Cost	14.39
HVAC Cost	17.13
Basement Cost	0.00
Total Base Cost	81.32
Total Area	30,000
Base RCN	2,439,600
Misc Impr Value	228,480

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	2,668,080
Physical Depreciation	2%
Functional Depreciation	
Total Depreciation	2% (53,362)
Total RCNLD	2,614,718
Lump Sums	
Total Building Value	2,614,718 \$ 87.16 Per SqFt

Miscellaneous Improvements							
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Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CNCM	Canopy - Commercial		150x25	3,750	38.08		142,800
CNCM	Canopy - Commercial		75x30	2,250	38.08		85,680
Total Misc Improvement							228,480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		11,264
	Qual 4	Cond 4	Year 2024	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 11,264)		62,403	3,120	59,283
Total Site Improvement Value				59,283