



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:56:46  
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Assessment Data				Primary Image						
Account	660107257									
Parcel ID	000000-0002-002-0-000-00									
Cadastral ID	20-21-16-13070									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	341390									
ARRIVED OK CLAREMORE LLC										
1 WEST MOUNTAIN ST STE 109 FAYETTEVILLE AR 72701-0000										
Parcel Location										
Situs	01011 W CHEYENNE LN									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0002 / 0007	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: 36.28608246 -95.62142055				Building Permits						
LOT 2 BLOCK 7 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R22 22-9	R23 NEW SFR 1559 SQ FT	11/2022	05/2023	156,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	04/26/2023	234,500	YES	
					/	TULSA L DEV LLC	09/15/2022	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	41,389	41,389	11%	4,553	Assessed	27,613	2,552.27	
Year Frozen		Improvements	209,635	209,635		23,060	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	251,024	251,024		27,613	Total Taxable	27,613	2,552.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107257	ARRIVED OK CLAREMORE LLC			17	242,243	0	26,647	2,463.00	
2024	2024-660107257	ARRIVED OK CLAREMORE LLC			17	248,159	0	27,297	2,523.00	
2023	2023-660107257	ARRIVED OK CLAREMORE LLC			17	2,102	0	231	21.00	



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1879		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,185.00 x 5.52 = 45,170		
Factor Value			
Adjustments	0.9163		
Lot Value	41,389		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### 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	Cost Approach		
Improvements	209,635		
Lot Value	41,389		
Indicated Value	251,024	153.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,024	153.44	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.03	Total Misc Impr	+ 3,983
Roofing Adj	+ 4.44	Garage Cost	+ 14,968
Subfloor Adj	+ -1.15	Total RCN	= 213,913
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,278
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,635
Adj Base Cost	= 119.17	Lot Value	+ 41,389
Total Area	x 1,636	Indicated Value	= 251,024
Adjusted Cost	= 194,962	Value Per SqFt	153.44

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156971	68		68	24.05		1,635
PRCH	Slab Porch - Covered	156972	14x7		98	23.96		2,348



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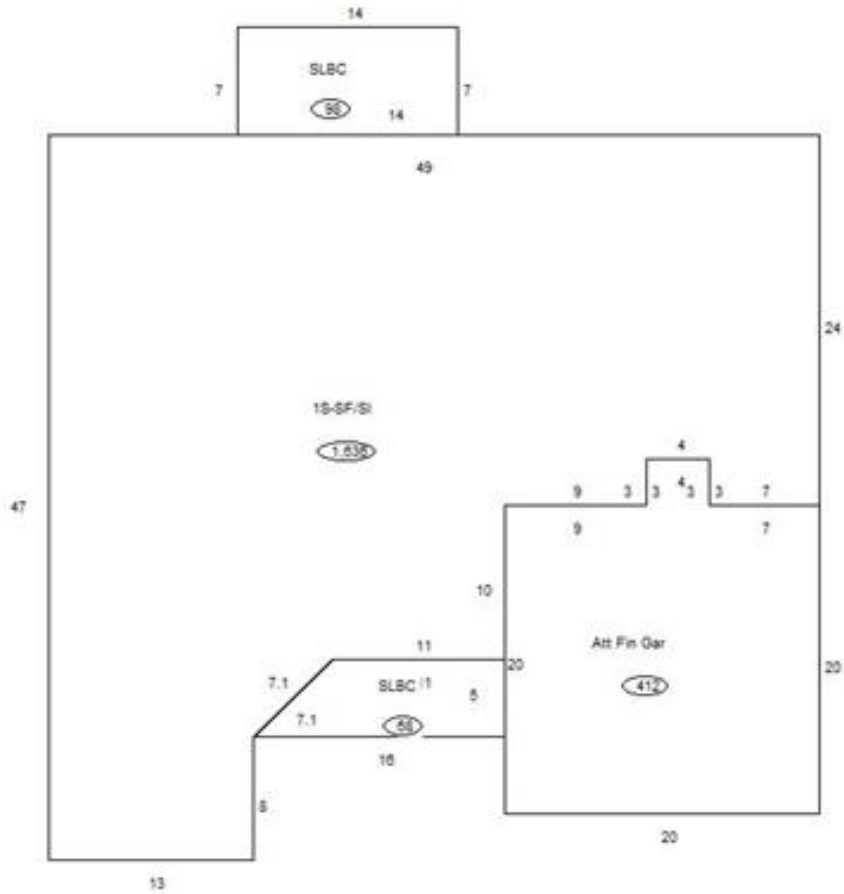
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Sketch Image

660107257



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,636	1.000	1,636
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PRCH		10	SLBC	98	1.000	98
<b>Total Building Area</b>						1,636		1,636