



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:57:16  
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Assessment Data					Primary Image				
Account	660107272								
Parcel ID	000000-0003-003-0-000-00								
Cadastral ID	20-21-16-13220								
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	01111 W ABILENE RD								
Subdivision	RED PLAINS PHASE II								
Lot/Block	0003 / 0008	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: 36.28539649 -95.62291338									
Building Permits									
LOT 3 BLOCK 8 RED PLAINS PHASE II									
Number	Description	Opened	Closed	Amount					
R23 090	R24 NEW SFR 1422 SQ FT	07/2023	02/2024	152,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ARG VIII LLC	07/16/2025	0	4
					/	ARG HOUSING LLC	02/13/2024		WB
					/	RAUSCH COLEMAN HOMES OF TULSA	12/27/2023	0	WB
					/	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		Land Value	44,106	44,106	11%	4,852	Assessed	26,190	2,420.74
Year Frozen		Improvements	193,986	193,986		21,338	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	238,092	238,092		26,190	Total Taxable	26,190	2,421.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107272	ARG X BORROWER LLC	17	231,942	0	25,514	2,358.00		
2024	2024-660107272	ARG VIII LLC	17	177,531	0	243	22.00		
2023	2023-660107272	RAUSCH COLEMAN HOMES OF TULSA LLC	17	2,102	0	231	21.00		



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1757	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	7,653.00 x 5.76 = 44,106	
Factor Value		
Adjustments	1.0000	
Lot Value	44,106	

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	1,486 / 1,486
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,486
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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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	

Cost Approach				Manual : 01/2025			
Base Cost	99.95	Total Misc Impr	+ 2,509				
Roofing Adj	+ 4.52	Garage Cost	+ 14,441				
Subfloor Adj	+ -1.16	Total RCN	= 197,945				
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,959				
Plumbing Adj	+ 7.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 193,986				
Adj Base Cost	= 121.80	Lot Value	+ 44,106				
Total Area	x 1,486	Indicated Value	= 238,092				
Adjusted Cost	= 180,995	Value Per SqFt	160.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,986		
Lot Value	44,106		
Indicated Value	238,092	160.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,092	160.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159558	15x4		60	24.08		1,445
PATO	Slab Porch - Open	159559	14x7		98	10.86		1,064

