



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660107293 <b>Parcel ID</b> 000000-0003-024-0-000-00 <b>Cadastral ID</b> 20-21-16-13430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347627 ARG X BORROWER LLC  4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000  <b>Parcel Location</b> <b>Situs</b> 01106 W ODESSA RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0024 / 0008 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-11-6\IMG_0009.JPG 11/6/2023</p>														
<b>Legal Description</b> Lot/Long: 36.28497479 -95.62218911										<b>Building Permits</b>									
LOT 24 BLOCK 8 RED PLAINS PHASE II					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R23</td> <td>R24 NEW SFR 1012 SQ FT</td> <td>08/2023</td> <td>11/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23	R24 NEW SFR 1012 SQ FT	08/2023	11/2023	
Number	Description	Opened	Closed	Amount															
R23	R24 NEW SFR 1012 SQ FT	08/2023	11/2023																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	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										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	47,514	47,514	11%	5,227	<b>Assessed</b>	21,646	2,000.74										
<b>Year Frozen</b>		<b>Improvements</b>	149,260	149,260		16,419	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	196,774	196,774		21,646	<b>Total Taxable</b>	21,646	2,001.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660107293	ARG X BORROWER LLC			17	190,691	0	20,976	1,939.00										
2024	2024-660107293	ARG VIII LLC			17	155,983	0	243	22.00										
2023	2023-660107293	RAUSCH COLEMAN HOMES OF TULSA 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	0.1744		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,597.00 x 5.79 = 43,994		
Factor Value			
Adjustments	1.0800		
Lot Value	47,514		



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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	1,023 / 1,023
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,023
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	149,260		
Lot Value	47,514		
Indicated Value	196,774	192.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	196,774	192.35	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.60	Total Misc Impr	+ 1,837
Roofing Adj	+ 4.87	Garage Cost	+ 14,553
Subfloor Adj	+ -1.28	Total RCN	= 152,306
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,046
Plumbing Adj	+ 10.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 149,260
Adj Base Cost	= 132.86	Lot Value	+ 47,514
Total Area	x 1,023	Indicated Value	= 196,774
Adjusted Cost	= 135,916	Value Per SqFt	192.35

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158537	32		32	24.17		773
PATO	Slab Porch - Open	158538	14x7		98	10.86		1,064



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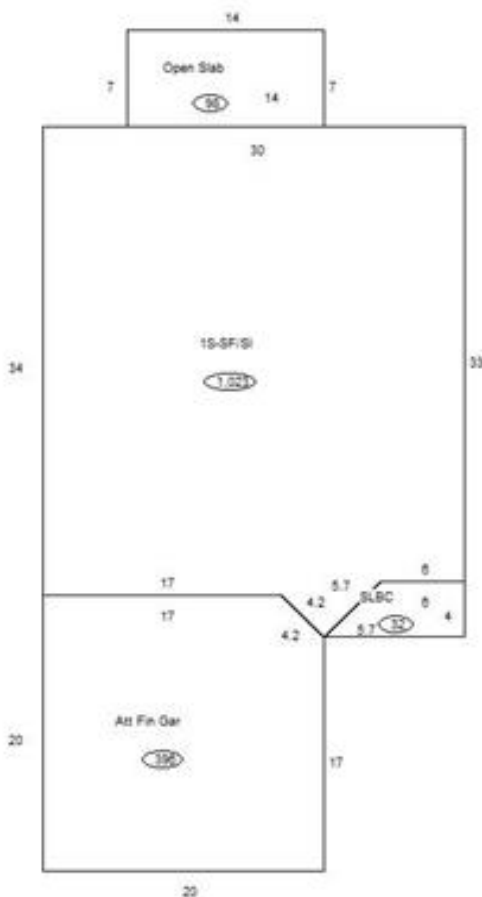
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Sketch Image

660107293



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,023	1.000	1,023
2	G	5		10	Att Fin Gar	396	1.000	396
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						<b>1,023</b>		<b>1,023</b>