



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:58:25  
Page 1

Assessment Data					Primary Image																																																																										
<b>Account</b> 660107308 <b>Parcel ID</b> 000000-0005-003-0-000-00 <b>Cadastral ID</b> 20-21-16-13580 <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> 01111 W ODESSA RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0003 / 0010 <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\2024-2-13\IMG_0017.JPG 2/13/2024</p>																																																																										
<b>Legal Description</b> Lot/Long: 36.28454887 -95.62275221 LOT 3 BLOCK 10 RED PLAINS PHASE II																																																																															
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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 106</td> <td>R24 NEW SFR 1143 SQ FT</td> <td>08/2023</td> <td>02/2024</td> <td>142,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 106	R24 NEW SFR 1143 SQ FT	08/2023	02/2024	142,000																																																		
Code	Type	Active	Maximum	Exemption																																																																											
Number	Description	Opened	Closed	Amount																																																																											
R23 106	R24 NEW SFR 1143 SQ FT	08/2023	02/2024	142,000																																																																											
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value</td> <td>48,890</td> <td>48,890</td> <td>11%</td> <td>5,378</td> <td>Assessed</td> <td>23,902 2,209.26</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>168,403</td> <td>168,403</td> <td></td> <td>18,524</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>217,293</td> <td>217,293</td> <td></td> <td>23,902</td> <td>Total Taxable</td> <td>23,902 2,209.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap		Land Value	48,890	48,890	11%	5,378	Assessed	23,902 2,209.26	Year Frozen		Improvements	168,403	168,403		18,524	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	217,293	217,293		23,902	Total Taxable	23,902 2,209.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>ARG VIII LLC</td> <td>07/16/2025</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>ARG HOUSING LLC</td> <td>02/13/2024</td> <td></td> <td>WB</td> </tr> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>12/29/2023</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>09/15/2022</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>					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	12/29/2023	0	4	/	TULSA L DEV LLC	09/15/2022	0	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																							
Remove Cap		Land Value	48,890	48,890	11%	5,378	Assessed	23,902 2,209.26																																																																							
Year Frozen		Improvements	168,403	168,403		18,524	Penalty	0																																																																							
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																							
TIF Project ID	0	Total Value	217,293	217,293		23,902	Total Taxable	23,902 2,209.00																																																																							
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	12/29/2023	0	4																																																																											
/	TULSA L DEV LLC	09/15/2022	0	WB																																																																											
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660107308</td> <td>ARG X BORROWER LLC</td> <td>17</td> <td>211,992</td> <td>0</td> <td>23,319</td> <td>2,155.00</td> </tr> <tr> <td>2024</td> <td>2024-660107308</td> <td>ARG VIII LLC</td> <td>17</td> <td>154,422</td> <td>0</td> <td>243</td> <td>22.00</td> </tr> <tr> <td>2023</td> <td>2023-660107308</td> <td>RAUSCH COLEMAN HOMES OF TULSA LLC</td> <td>17</td> <td>2,102</td> <td>0</td> <td>231</td> <td>21.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660107308	ARG X BORROWER LLC	17	211,992	0	23,319	2,155.00	2024	2024-660107308	ARG VIII LLC	17	154,422	0	243	22.00	2023	2023-660107308	RAUSCH COLEMAN HOMES OF TULSA LLC	17	2,102	0	231	21.00																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660107308	ARG X BORROWER LLC	17	211,992	0	23,319	2,155.00																																																																								
2024	2024-660107308	ARG VIII LLC	17	154,422	0	243	22.00																																																																								
2023	2023-660107308	RAUSCH COLEMAN HOMES OF TULSA LLC	17	2,102	0	231	21.00																																																																								



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:58:25  
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1775		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,732.00 x 5.72 = 44,264		
Factor Value			
Adjustments	1.1045		
Lot Value	48,890		



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	1,210 / 1,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,210
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	168,403		
Lot Value	48,890		
Indicated Value	217,293	179.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,293	179.58	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.87	Total Misc Impr	+ 2,005
Roofing Adj	+ 4.75	Garage Cost	+ 14,362
Subfloor Adj	+ -1.22	Total RCN	= 171,840
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,437
Plumbing Adj	+ 8.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,403
Adj Base Cost	= 128.49	Lot Value	+ 48,890
Total Area	x 1,210	Indicated Value	= 217,293
Adjusted Cost	= 155,473	Value Per SqFt	179.58

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159570	13x3		39	24.14		941
PATO	Slab Porch - Open	159571	14x7		98	10.86		1,064



# Rogers

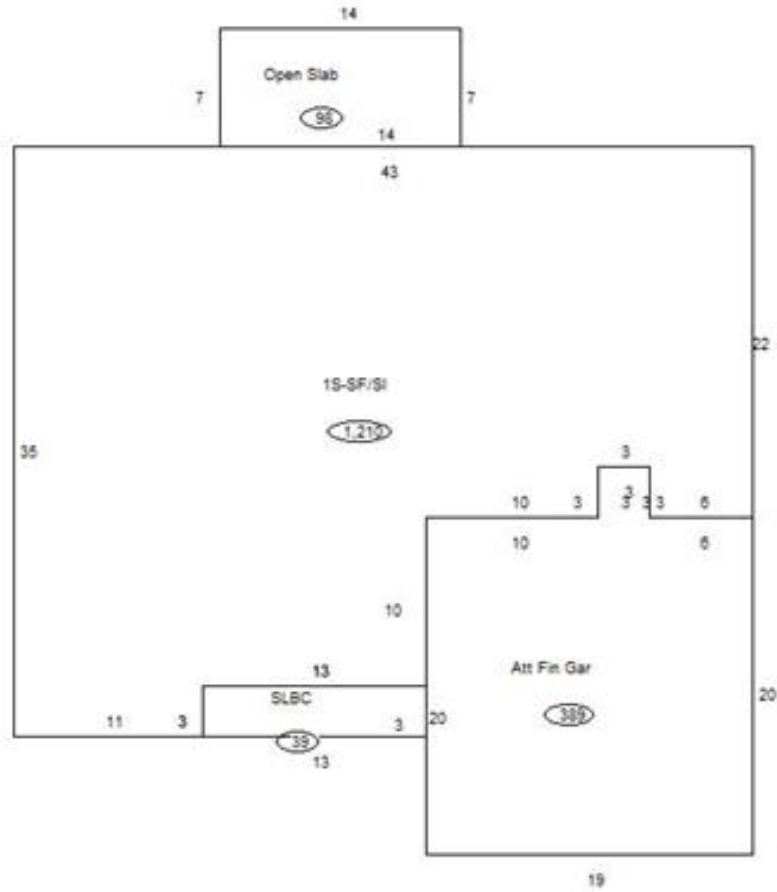
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:58:25  
 Page 3

Sketch Image

660107308



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,210	1.000	1,210
2	G	5		10	Att Fin Gar	389	1.000	389
3	M	PRCH		10	SLBC	39	1.000	39
4	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						1,210		1,210