



# 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> 660107662 <b>Parcel ID</b> 000000-00-0-10248-001-0002 <b>Cadastral ID</b> 20-21-16-10821 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 340514 DD28 CLAREMORE LLC  301 MAIN ST # 6 LITTLE ROCK AR 72201-0000  <b>Parcel Location</b> <b>Situs</b> 01704 S SCISSORTAIL AVE <b>Subdivision</b> CLAREMORE PLAZA <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> .25 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS	 <p>NEW CONSTRUCTION 11/6/2023</p>																									
<b>Legal Description</b> Lat/Long: 36.29183384 -95.62818031 THAT PART OF LOT 2 BLOCK 1 CLAREMORE PLAZA DESC 2022 019738 AS BEING A TRACT IN NORTHWEST QUARTER OF SECTION 20 T21N R16E COMM NE/C NW/4 SEC 20 OF T21NR16E; S88.4849W 1109.86'; S01.1922E 352' TO POB; S01.1922E 108' ALONG EAST LINE OF LOT 2 CLAREMORE PLAZA; S88.4849W 330.99' TO POINT ON W LINE OF LOT 2 CLAREMORE	<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>CV24</td> <td>CV24- NEW CONSTRUCTION</td> <td>05/2023</td> <td>11/2023</td> <td></td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>01/2023</td> <td>11/2023</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	CV24	CV24- NEW CONSTRUCTION	05/2023	11/2023		S22	S23 SPLIT	01/2023	11/2023											
Number	Description	Opened	Closed	Amount																						
CV24	CV24- NEW CONSTRUCTION	05/2023	11/2023																							
S22	S23 SPLIT	01/2023	11/2023																							
<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>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>CLAREMORE CONSTRUCTION &amp;-DEV</td> <td>12/12/2022</td> <td>364,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>CLAREMORE CONSTRUCTION &amp;-DEV</td> <td>12/07/2022</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	CLAREMORE CONSTRUCTION &-DEV	12/12/2022	364,000	YES	/	CLAREMORE CONSTRUCTION &-DEV	12/07/2022	0	4
Code	Type	Active	Maximum	Exemption																						
Bk/Pg	Grantor	Date	Price	Code																						
/	CLAREMORE CONSTRUCTION &-DEV	12/12/2022	364,000	YES																						
/	CLAREMORE CONSTRUCTION &-DEV	12/07/2022	0	4																						

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2023	Land Value	364,000	364,000	11%	40,040	Assessed	92,253	8,526.94
Year Frozen		Improvements	474,657	474,657		52,213	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	838,657	838,657		92,253	Total Taxable	92,253	8,527.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107662	DD28 CLAREMORE LLC	17	839,045	0	89,877	8,307.00		
2024	2024-660107662	DD28 CLAREMORE LLC	17	778,158	0	85,597	7,911.00		
2023	2023-660107662	DD28 CLAREMORE LLC	17	364,000	0	40,040	3,668.00		



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	0			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	35,720.00 x 1.25 =			44,650
Factor Value	0			
Adjustments	815.23%			
Lot Value	364,000			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1034402	
Total Building Area	1,553	Image Date	11/6/2023	
Total Base Value	439,716	Name	IMG_0022.JPG	
Modifier Value		Description	NEW CONSTRUCTION	
Misc Improvements				
Replacement Cost New	439,716			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	435,319			
Economic Depreciation				
RCNLD (All Sources)	435,319			
Depreciated Improvements	35,468			
Outbuilding Value	3,870			
Total Improvement Value	474,657			
Land Value	364,000			
Cost Approach Value	838,657	540.02/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	3,870	
Miscellaneous Income		Land Value	364,000	
Effective Gross Income (EGI)		Total Appraised Value	838,657	
Total Expenses			540.02/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		13	350	1,553	1.000	1,553
2	O	PATO		20	SLBO	500	1.000	500
<b>Total Building Area</b>						1,553		1,553



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Account 660107662  
 Parcel ID 000000-00-0-10248-001-0002  
 Cadastral ID 20-21-16-10821

Tax Area Code 17  
 Property Class UCP  
 Owners Name DD28 CLAREMORE LLC

### Building Data

Building ID 5041  
 Building Sequence 1  
 Occupancy 1 350 Restaurant 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 1,553  
 Average Perimeter 196  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 2023  
 Effective Age 1  
 Construction Class 1 - Residential Stud Frame  
 Quality 4 - Good  
 Condition 4 - Good  
 Exterior Wall 82 - Stud Brick Veneer  
 Heating/Cooling 10 - Complete HVAC  
 Roof Type Flat  
 Roof Cover Metal

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0022.JPG  
 Image Date 11/6/2023  
 Image Name IMG\_0022.JPG  
 Description NEW CONSTRUCTION

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 154.11  
 Wall Cost 72.78  
 HVAC Cost 56.25  
 Basement Cost 0.00  
 Total Base Cost 283.14  
 Total Area 1,553  
 Base RCN 439,716  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 439,716  
 Physical Depreciation 1%  
 Functional Depreciation  
 Total Depreciation 1% (4,397)  
 Total RCNLD 435,319  
 Lump Sums 35,468  
 Total Building Value 470,787 \$ 303.15 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	Paving - Asphalt	2023	145X35	5,075	3.58	8%	16,715
PAVA	Paving - Asphalt	2023	25X45	1,125	6.28	8%	6,500
PAVA	Paving - Asphalt	2023	20X120	2,400	4.11	8%	9,075
PAVA	Paving - Asphalt	2023	15X35	525	6.58	8%	3,178
<b>Total Misc Improvement</b>							<b>35,468</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Slab Porch - Open	0x0x0			500
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.60 x 500)		4,300	430	3,870
<b>Total Site Improvement Value</b>				<b>3,870</b>