



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:19:35
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Assessment Data				Primary Image					
Account	660109045			No Image On File					
Parcel ID	21N16E-20-2-00000-007-0000								
Cadastral ID	20-21-16-00260								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	348625								
ROSEDALE-RED PLAINS LLC									
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	5.82 - Acres						
Sec/Twn/Rng	20 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28655985 -95.62460610				Building Permits					
TR DESC 2024-006417 AS COMM SW/C NW; N88.4349E 2232.24' TO POB; N01.1939W 712.58'; N88.4816E 100.24'; CURVE RIGHT RAD 75 ARC DIST 56.45' CHORD DIST 55.13 CHORD BEAR S69.3759E; S48 0415E 248.96'; CURVE LEFT RAD 135 ARC DIST 81.22' CHORD DIST 80' CHORD BEAR S65.1821E; S01.2156E 486.68'; S88.4349W 404.99' TO				Number	Description	Opened	Closed	Amount	
				S24	S25 SPLIT	06/2024			
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ARG MULTI-FAMILY LLC	10/29/2025		4
					/	TULSA L DEV LLC	05/22/2024	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	777	777	11%	85	Assessed	85	7.86
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	777	777		85	Total Taxable	85	8.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109045	ARG MULTI-FAMILY LLC			17	777	0	85	8.00
2024	2024-660109045	ARG MULTI-FAMILY LLC			17	777	0	85	8.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	A Adam Test			
Year/Eff Age	/			Adjustment Model	NewTest			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	777			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	777 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

660109045

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.820	122	122	345	345
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.000	144	144	432	432
NTV PST Totals						5.820			777	777
Total Agland						5.820			777	777