



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:22:39
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Assessment Data					Primary Image																																																	
Account 660109216 Parcel ID 000418-0003-005-0-000-00 Cadastral ID 30-21-16-14590 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 339596 RAUSCH COLEMAN HOMES OF TULSA LLC 4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000 Parcel Location Situs 10164 E KING PL Subdivision KING RIDGE V Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109216_001.JPG 1/15/2025</p>																																																	
Legal Description Lot/Long: 36.27766218 -95.64842679 LOT 5 BLOCK 3 KING RIDGE V																																																						
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Lot Data	Units-Buildable - KING RIDGE V - DEV DEF	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.161	
Topography		
Street Access		
Utilities		
Amenities		
Method	Units-Buildable	
Base Lot Value	7,304.00 x 7,304.00 = 7,304	
Factor Value		
Adjustments		
Lot Value	7,304	

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	1,257 / 1,257
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,257
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	

Cost Approach				Manual : 01/2025	
Base Cost	103.75	Total Misc Impr	+	2,093	
Roofing Adj	+ 4.70	Garage Cost	+	14,362	
Subfloor Adj	+ -1.21	Total RCN	=	176,094	
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	3,522	
Plumbing Adj	+ 8.29	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	172,572	
Adj Base Cost	= 127.00	Lot Value	+	7,304	
Total Area	x 1,257	Indicated Value	=	179,876	
Adjusted Cost	= 159,639	Value Per SqFt		143.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,572		
Lot Value	7,304		
Indicated Value	179,876	143.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	179,876	143.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165163	6x5		30	24.17		725
PATC	Patio - Covered	165164	12x6		72	19.00		1,368

