



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:23:22
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Assessment Data					Primary Image														
Account 660109240 Parcel ID 000418-0004-019-0-000-00 Cadastral ID 30-21-16-14830 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348232 ARRIVED OK WESLEY LLC 1 WEST MOUNTAIN ST STE 109 FAYETTEVILLE AR 72701-0000 Parcel Location Situs 23198 S MAE DR Subdivision KING RIDGE V Lot/Block 0019 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.27563745 -95.64969235										660109240_001.JPG 9/24/2025									
Building Permits LOT 19 BLOCK 4 KING RIDGE V					<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>R25 011</td> <td>NEW SFR 1852 SQ FT</td> <td>04/2025</td> <td>09/2025</td> <td>165,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 011	NEW SFR 1852 SQ FT	04/2025	09/2025	165,000
Number	Description	Opened	Closed	Amount															
R25 011	NEW SFR 1852 SQ FT	04/2025	09/2025	165,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	RAUSCH COLEMAN HOMES OF TULSA/	09/22/2025	263,000	15										
					/	TULSA L DEV LLC	06/26/2024	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2026		Land Value	43,081	43,081	11%	4,739	Assessed	29,208										
Year Frozen			Improvements	222,444	222,444		24,469	Penalty	0										
Uncapped Value	222,444		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	265,525	265,525		29,208	Total Taxable	29,208										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660109240	ARRIVED OK WESLEY LLC			85	7,304	0	803	87.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2377		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,353.00 x 5.22 = 54,081		
Factor Value			
Adjustments	0.7966		
Lot Value	43,081		



660109240_001.JPG

9/24/2025

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	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	92.54	Total Misc Impr	+ 2,030
Roofing Adj	+ 4.24	Garage Cost	+ 14,109
Subfloor Adj	+ -1.22	Total RCN	= 224,691
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,247
Plumbing Adj	+ 5.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 222,444
Adj Base Cost	= 112.67	Lot Value	+ 43,081
Total Area	x 1,851	Indicated Value	= 265,525
Adjusted Cost	= 208,552	Value Per SqFt	143.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,444		
Lot Value	43,081		
Indicated Value	265,525	143.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	265,525	143.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176219	8x5		40	24.14		966
PATO	Patio - Open	176220	14x7		98	10.86		1,064



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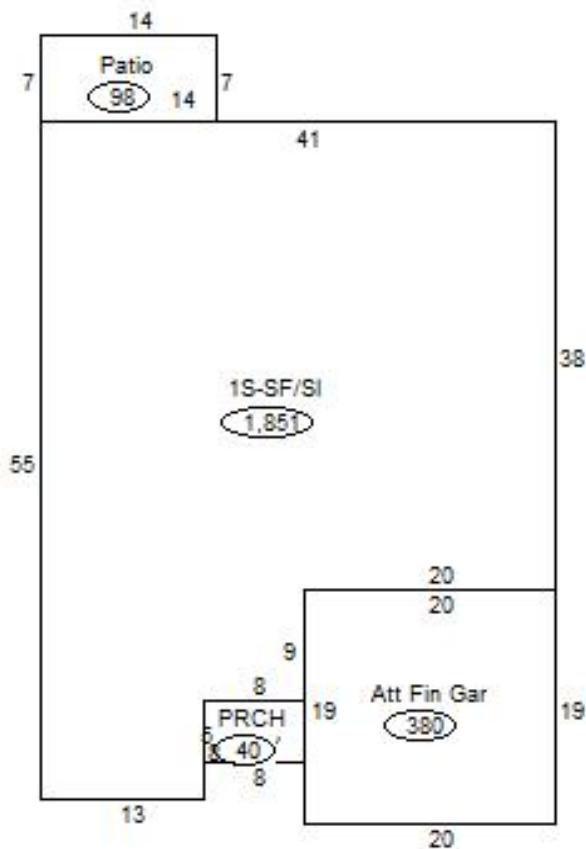
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Sketch Image

660109240



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,851	1.000	1,851
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	40	1.000	40
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,851		1,851