



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:29:35
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Assessment Data					Primary Image																																											
Account 660109514 Parcel ID 000662-0017-013-0-000-00 Cadastral ID 20-21-16-14680 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343373 ARG HOUSING LLC 4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000 Parcel Location Situs 01003 W FARGO RD Subdivision RED PLAINS PHASE III Lot/Block 0013 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660109514_001.JPG 1/21/2026</p>																																											
Legal Description Lot/Long: 36.16143311 -95.54847499																																																
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1461		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	6,363.00 x 6.00 = 38,178		
Factor Value			
Adjustments			
Lot Value	38,178		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Masonry
Base/Total Area	1,216 / 1,216
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,216
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	97.31	Total Misc Impr	+	1,330	
Roofing Adj	+ 4.25	Garage Cost	+	12,464	
Subfloor Adj	+ 0.00	Total RCN	=	159,191	
Heat/Cool Adj	+ 10.30	Depreciation (1%)	-	1,592	
Plumbing Adj	+ 7.71	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	157,599	
Adj Base Cost	= 119.57	Lot Value	+	38,178	
Total Area	x 1,216	Indicated Value	=	195,777	
Adjusted Cost	= 145,397	Value Per SqFt		161.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,599		
Lot Value	38,178		
Indicated Value	195,777	161.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,777	161.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	194633	4x3		12	21.26	255
PATC	Patio - Covered	194634	12x5		60	17.92	1,075



Rogers

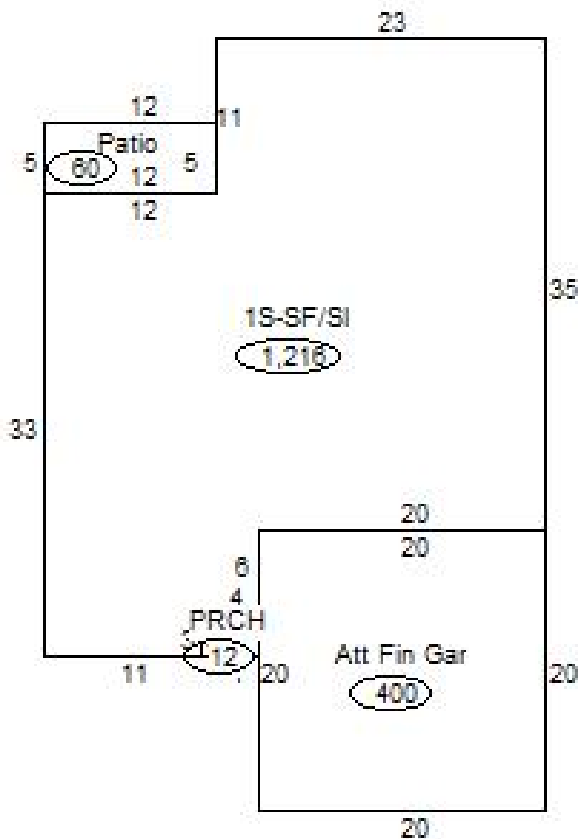
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Sketch Image

660109514



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,216	1.000	1,216
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	12	1.000	12
4	M	PATC		20	Patio	60	1.000	60
Total Building Area						1,216		1,216