




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:29:41
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Assessment Data					Primary Image					
Account	660109517				 <p>660109517_001.JPG 9/29/2025</p>					
Parcel ID	000662-0017-016-0-000-00									
Cadastral ID	20-21-16-14710									
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	01009 W FARGO RD									
Subdivision	RED PLAINS PHASE III									
Lot/Block	0016 / 0017	Parcel Size	1 - Lots							
Sec/Twn/Rng	20 / 21 / 16 / 5									
Neighborhood	1166 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.16143311 -95.54847499										
LOT 16 BLOCK 17 RED PLAINS PHASE III										
Building Permits										
Number		Description		Opened	Closed	Amount				
R25 038		NEW SFR 1355 SQ FT		06/2025	09/2025	150,000				
Exemptions										
Code	Type	Active	Maximum	Exemption	Sale History					
					Bk/Pg	Grantor	Date	Price	Code	
					/	THE CALARA GROUP LLC	03/20/2025	1,028,500	4	
					/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025	0	4	
					/	TULSA L DEV LLC	08/28/2024		WB	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	2026	Land Value	2,019	2,019	11%	Assessed	8,415	777.80		
Year Frozen		Improvements	74,478	74,478		Penalty	0			
Uncapped Value	74,478	Mobile Home	0	0		Exemption	0	0.00		
TIF Project ID	0	Total Value	76,497	76,497		Total Taxable	8,415	778.00		
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109517	ARG HOUSING LLC			17	2,019	0	222	21.00	




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Lot Data	Units-Buildable - RED PLAINS PHASE III - DEV DEF	Primary Image
Lot Size	0 0	 <p>660109517_001.JPG 9/29/2025</p>
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1309	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value	2,019.00 x 2,019.00 = 2,019	
Factor Value		
Adjustments		
Lot Value	2,019	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	1,348 / 1,348
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,348
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	432 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	103.63	Total Misc Impr	+ 2,435
Roofing Adj	+ 4.63	Garage Cost	+ 15,457
Subfloor Adj	+ -1.22	Total RCN	= 188,077
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,881
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,196
Adj Base Cost	= 126.25	Lot Value	+ 2,019
Total Area	x 1,348	Indicated Value	= 188,215
Adjusted Cost	= 170,185	Value Per SqFt	139.63

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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,196		
Lot Value	2,019		
Indicated Value	188,215	139.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	188,215	139.63	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	175559	6x5		30	24.17	725
PATC	Patio - Covered	175560	10x9		90	19.00	1,710



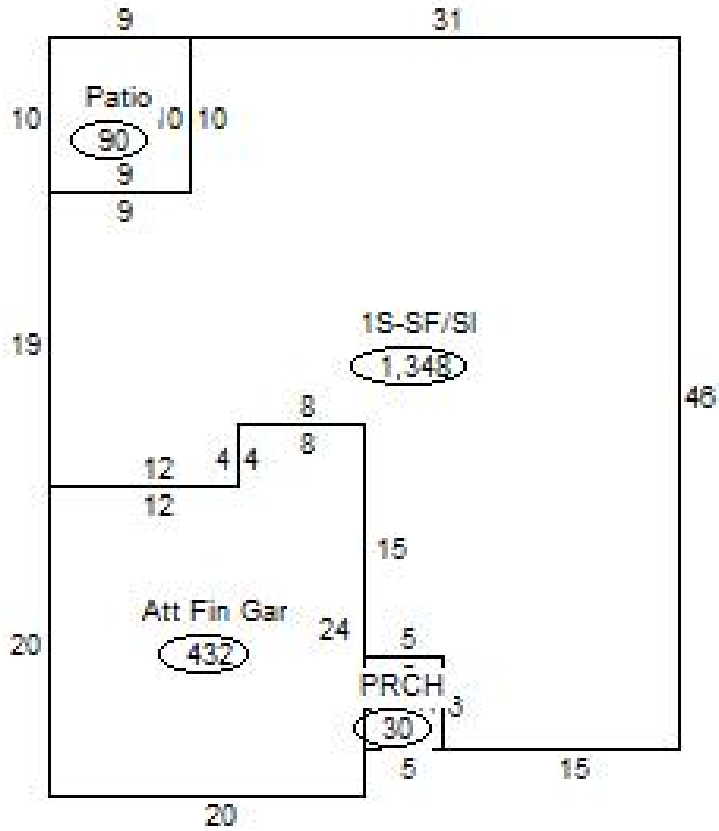
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Sketch Image

660109517



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,348	1.000	1,348
2	G	5		20	Att Fin Gar	432	1.000	432
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	90	1.000	90
Total Building Area						1,348		1,348