




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:29:44
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| Assessment Data | | | | Primary Image | | | | | |
|--|---------------------------|-----------------|-----------|---|--------------------|-------------------------------|---------------|---------------|-------------|
| Account | 660109519 | | |  <p>660109519_001.JPG 9/29/2025</p> | | | | | |
| Parcel ID | 000662-0017-018-0-000-00 | | | | | | | | |
| Cadastral ID | 20-21-16-14730 | | | | | | | | |
| 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 | 01101 W FARGO RD | | | | | | | | |
| Subdivision | RED PLAINS PHASE III | | | | | | | | |
| Lot/Block | 0018 / 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 | | | | Building Permits | | | | | |
| LOT 18 BLOCK 17 RED PLAINS PHASE III | | | | Number | Description | Opened | Closed | Amount | |
| | | | | R25 043 | NEW SFR 1337 SQ FT | 06/2025 | 09/2025 | 150,000 | |
| Exemptions | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | 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% | 222 | Assessed | 8,125 | 750.99 |
| Year Frozen | | Improvements | 71,842 | 71,842 | | 7,903 | Penalty | 0 | |
| Uncapped Value | 71,842 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 73,861 | 73,861 | | 8,125 | Total Taxable | 8,125 | 751.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660109519 | 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 |  |
| 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 | 75% Frame, Siding, Vinyl 25% Veneer, Masonry |
| Base/Total Area | 1,336 / 1,336 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,336 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 380 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2025 / 1 |

660109519_001.JPG 9/29/2025

| 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 | 100.23 | Total Misc Impr | + | 3,155 | |
| Roofing Adj | + 4.54 | Garage Cost | + | 14,109 | |
| Subfloor Adj | + -1.18 | Total RCN | = | 181,418 | |
| Heat/Cool Adj | + 11.47 | Depreciation (1%) | - | 1,814 | |
| Plumbing Adj | + 7.81 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 179,604 | |
| Adj Base Cost | = 122.87 | Lot Value | + | 2,019 | |
| Total Area | x 1,336 | Indicated Value | = | 181,623 | |
| Adjusted Cost | = 164,154 | Value Per SqFt | | 135.95 | |

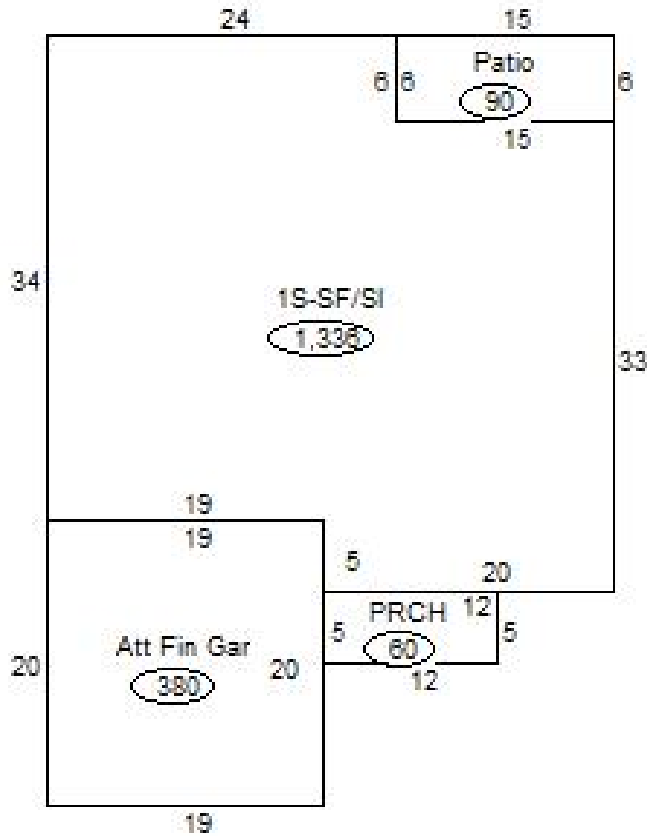
| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 179,604 | | |
| Lot Value | 2,019 | | |
| Indicated Value | 181,623 | 135.95 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 181,623 | 135.95 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 174835 | 12x5 | | 60 | 24.08 | | 1,445 |
| PATC | Patio - Covered | 174836 | 15x6 | | 90 | 19.00 | | 1,710 |



Sketch Image

660109519



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 1,336 | 1.000 | 1,336 |
| 2 | G | 5 | | 20 | Att Fin Gar | 380 | 1.000 | 380 |
| 3 | M | PRCH | | 20 | PRCH | 60 | 1.000 | 60 |
| 4 | M | PATC | | 20 | Patio | 90 | 1.000 | 90 |
| Total Building Area | | | | | | 1,336 | | 1,336 |