



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:29:46
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Assessment Data				Primary Image					
Account	660109520								
Parcel ID	000662-0017-019-0-000-00								
Cadastral ID	20-21-16-14740								
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	01103 W FARGO RD								
Subdivision	RED PLAINS PHASE III								
Lot/Block	0019 / 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				660109520_001.JPG 9/29/2025					
Legal Description				Building Permits					
LOT 19 BLOCK 17 RED PLAINS PHASE III				Number	Description	Opened	Closed	Amount	
				R25 052	NEW SFR 1234 SQ FT	06/2025	09/2025	140,000	
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	7,034	650.15
Year Frozen		Improvements	61,931	61,931		6,812	Penalty	0	
Uncapped Value	61,931	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	63,950	63,950		7,034	Total Taxable	7,034	650.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109520	ARG HOUSING LLC			17	2,019	0	222	21.00



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Lot Data		Units-Buildable - RED PLAINS PHASE III - DEV DEF	
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		



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9/29/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,230 / 1,230
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,230
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	397 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	154,827		
Lot Value	2,019		
Indicated Value	156,846	127.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,846	127.52	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.34	Total Misc Impr	+ 800
Roofing Adj	+ 4.16	Garage Cost	+ 12,394
Subfloor Adj	+ 0.00	Total RCN	= 156,391
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,564
Plumbing Adj	+ 7.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,827
Adj Base Cost	= 116.42	Lot Value	+ 2,019
Total Area	x 1,230	Indicated Value	= 156,846
Adjusted Cost	= 143,197	Value Per SqFt	127.52

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	174831	6x5		30	21.20		636
PATO	Patio - Open	174832	4x4		16	10.24		164



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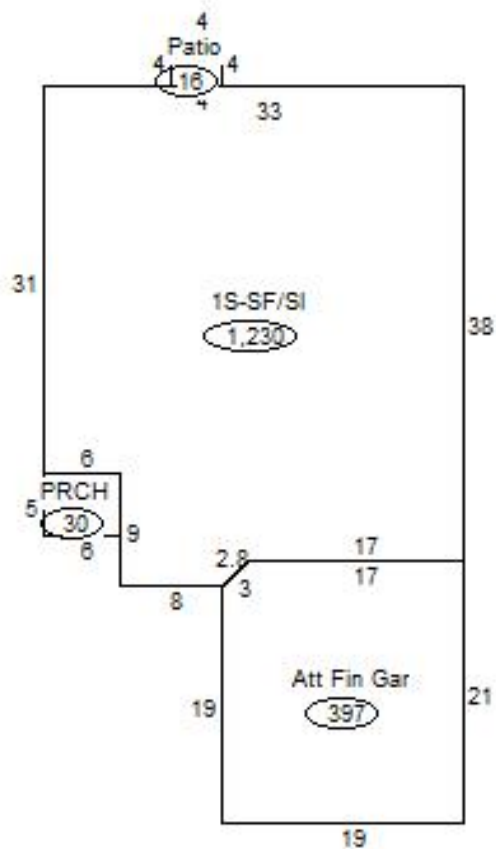
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,230	1.000	1,230
2	G	5		20	Att Fin Gar	397	1.000	397
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATO		20	Patio	16	1.000	16
Total Building Area						1,230		1,230