



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660109524 Parcel ID 000662-0017-023-0-000-00 Cadastral ID 20-21-16-14780 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347093 ARRIVED OK ADELA LLC 1 WEST MOUNTAIN ST STE 109 FAYETTEVILLE AR 72701-0000 Parcel Location Situs 01111 W FARGO RD Subdivision RED PLAINS PHASE III Lot/Block 0023 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660109524_001.JPG 6/20/2025</p>																																																	
Legal Description Lot/Long: 36.16143311 -95.54847499 LOT 23 BLOCK 17 RED PLAINS PHASE III																																																						
Exemptions					Building Permits <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>R24 088</td> <td>NEW SFR 1699 SQ FT</td> <td>11/2024</td> <td>06/2025</td> <td>164,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 088	NEW SFR 1699 SQ FT	11/2024	06/2025	164,000																																			
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1309		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,703.00 x 6.00 = 34,218		
Factor Value			
Adjustments			
Lot Value	34,218		



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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	1,706 / 1,706
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent Indicated Value	0.00

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	92.42	Total Misc Impr	+ 3,128	Roofing Adj	+ 4.21	Garage Cost	+ 15,166
Subfloor Adj	+ -1.15	Total RCN	= 211,191	Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,112
Plumbing Adj	+ 6.12	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 209,079
Adj Base Cost	= 113.07	Lot Value	+ 34,218	Total Area	x 1,706	Indicated Value	= 243,297
Adjusted Cost	= 192,897	Value Per SqFt	142.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,079		
Lot Value	34,218		
Indicated Value	243,297	142.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,297	142.61	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	172542	86		86	24.00	2,064
PATO	Patio - Open	172543	14x7		98	10.86	1,064



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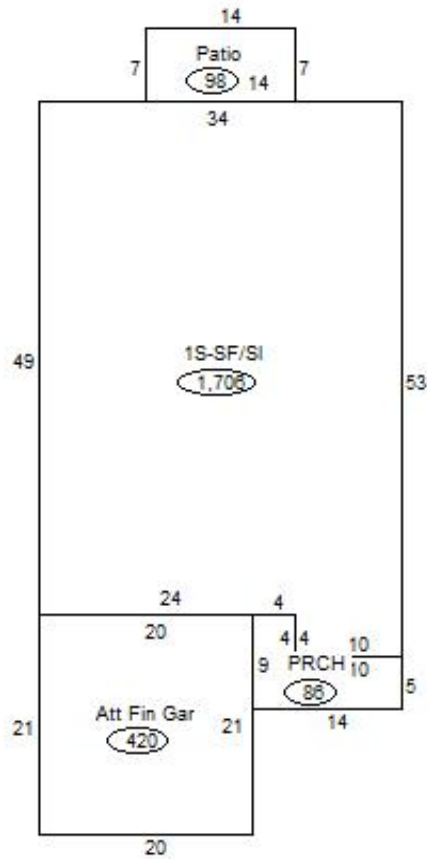
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Sketch Image

660109524



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,706	1.000	1,706
2	G	5		20	Att Fin Gar	420	1.000	420
3	M	PRCH		20	PRCH	86	1.000	86
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,706		1,706