




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:30:01  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660109528 <b>Parcel ID</b> 000662-0018-002-0-000-00 <b>Cadastral ID</b> 20-21-16-14820 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 343373 ARG HOUSING LLC  4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000  <b>Parcel Location</b> <b>Situs</b> 01203 W TUCSON RD <b>Subdivision</b> RED PLAINS PHASE III <b>Lot/Block</b> 0002 / 0018 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>660109528_001.JPG 9/26/2025</p>																																																	
<b>Legal Description</b> Lot/Long: 36.16143311 -95.54847499 LOT 2 BLOCK 18 RED PLAINS PHASE III																																																						
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Lot Data	Units-Buildable - RED PLAINS PHASE III - DEV DEF	Primary Image
Lot Size	0 0	 <p>660109528 09/26/25</p> <p>660109528_001.JPG 9/26/2025</p>
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1357	
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	1,376 / 1,376
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,376
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	101.80	Total Misc Impr	+ 2,397
Roofing Adj	+ 4.62	Garage Cost	+ 14,553
Subfloor Adj	+ -1.21	Total RCN	= 187,946
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 1,879
Plumbing Adj	+ 7.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,067
Adj Base Cost	= 124.27	Lot Value	+ 2,019
Total Area	x 1,376	Indicated Value	= 188,086
Adjusted Cost	= 170,996	Value Per SqFt	136.69

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

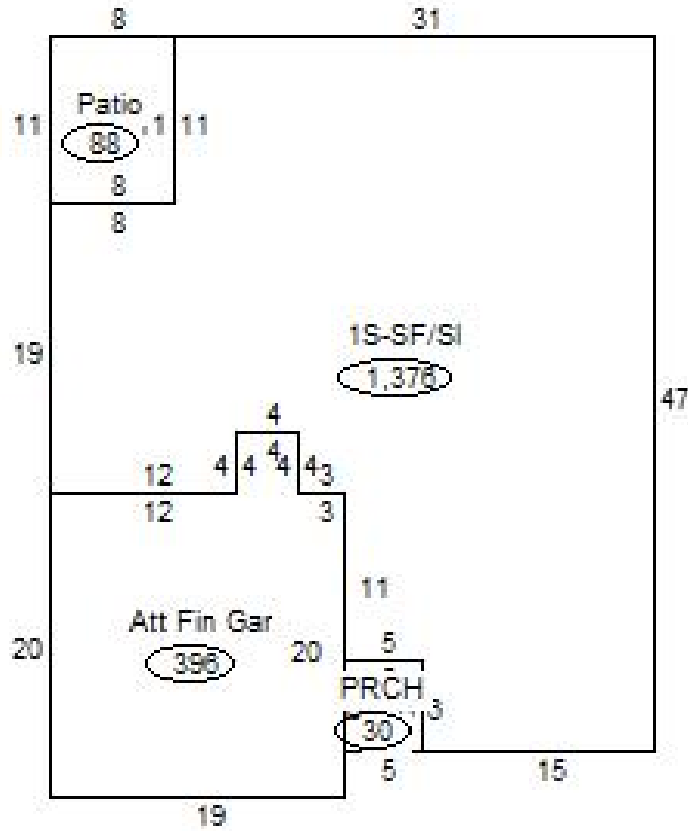
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,067		
Lot Value	2,019		
Indicated Value	188,086	136.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	188,086	136.69	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	174827	6x5		30	24.17	725
PATC	Patio - Covered	174828	11x8		88	19.00	1,672



Sketch Image

660109528



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,376	1.000	1,376
2	G	5		20	Att Fin Gar	396	1.000	396
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	88	1.000	88
<b>Total Building Area</b>						1,376		1,376