



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 660109529 Parcel ID 000662-0018-003-0-000-00 Cadastral ID 20-21-16-14830 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 01201 W TUCSON RD Subdivision RED PLAINS PHASE III Lot/Block 0003 / 0018 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660109529_001.JPG 9/26/2025</p>																																																																					
Legal Description Lot/Long: 36.16143311 -95.54847499 LOT 3 BLOCK 18 RED PLAINS PHASE III																																																																										
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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	0.1282		
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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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	1,205 / 1,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	

Cost Approach		Manual : 01/2025	
Base Cost	97.08	Total Misc Impr	+ 1,420
Roofing Adj	+ 4.26	Garage Cost	+ 12,464
Subfloor Adj	+ 0.00	Total RCN	= 157,785
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,578
Plumbing Adj	+ 7.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,207
Adj Base Cost	= 119.42	Lot Value	+ 2,019
Total Area	x 1,205	Indicated Value	= 158,226
Adjusted Cost	= 143,901	Value Per SqFt	131.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,207		
Lot Value	2,019		
Indicated Value	158,226	131.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	158,226	131.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	174823	4x3		12	21.26		255
PATC	Patio - Covered	174824	13x5		65	17.92		1,165



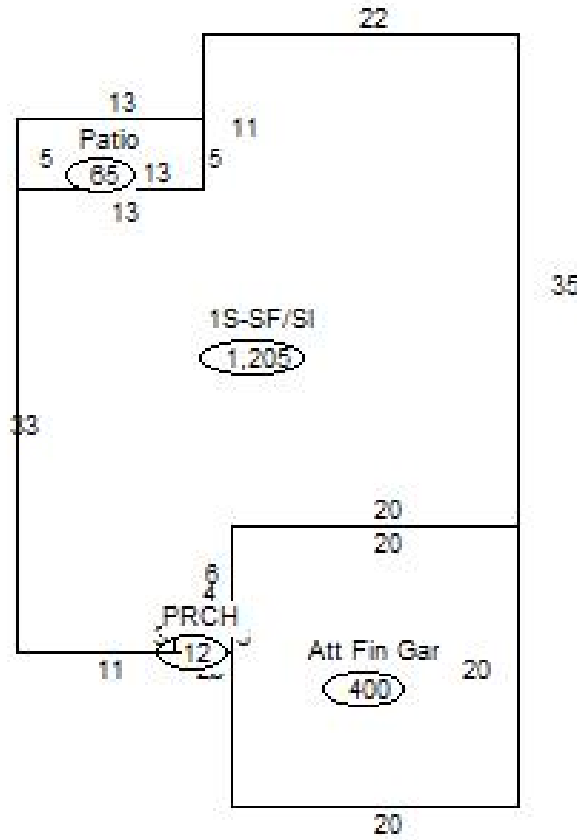
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Sketch Image

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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/Sl	1,205	1.000	1,205
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	12	1.000	12
4	M	PATC		20	Patio	65	1.000	65
Total Building Area						1,205		1,205