



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001166 <b>Parcel ID</b> 20N15E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-20-15-03900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 305583 COLLINS, GREGORY ALLEN &  NANCY J 5511 LITTLE LAKE AVE LAS VEGAS NV 89122-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08595 E 540 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23584936 -95.67839480					<b>Building Permits</b> <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>R2012 0110</td> <td>R13-NEW 1200 SQ FT POLE BARN</td> <td>01/2012</td> <td>07/2012</td> <td>10,000</td> </tr> <tr> <td>R2011 11 5</td> <td>R13-NEW 2040 SQ FT SFR</td> <td>11/2011</td> <td>07/2012</td> <td>160,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 0110	R13-NEW 1200 SQ FT POLE BARN	01/2012	07/2012	10,000	R2011 11 5	R13-NEW 2040 SQ FT SFR	11/2011	07/2012	160,000																																																																																																	
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,104 / 2,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,104
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 13

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach	
Improvements	249,032	
Lot Value		
Indicated Value	249,032	118.36 Per SqFt
Agland Value	1,332	
Site Improvements	26,951	
Total Value	277,315	131.80 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	104.30	Total Misc Impr	+	20,214
Roofing Adj	+ 4.56	Garage Cost	+	
Subfloor Adj	+ -2.43	Total RCN	=	286,244
Heat/Cool Adj	+ 12.64	Depreciation ( 13%)	-	37,212
Plumbing Adj	+ 7.37	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	249,032
Adj Base Cost	= 126.44	Lot Value	+	
Total Area	x 2,104	Indicated Value	=	249,032
Adjusted Cost	= 266,030	Value Per SqFt		118.36

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
PRCH	SLAB PORCH - COVERED	115962	26x7		182	26.36		4,798
PRCH	Porch	115963	612		612	25.19		15,416



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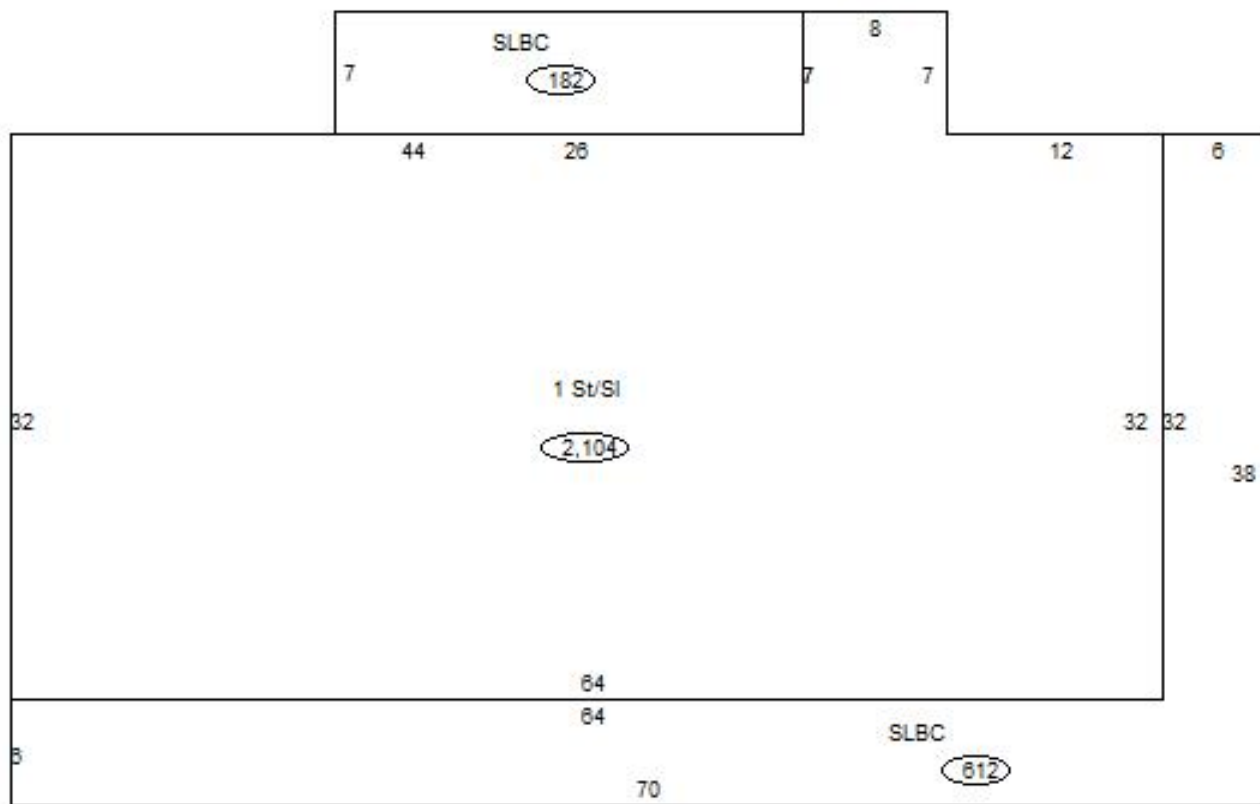
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,104	1.000	2,104
2	M	PRCH		13	SLBC	182	1.000	182
3	M	PRCH		13	SLBC	612	1.000	612
<b>Total Building Area</b>						2,104		2,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200	
	Qual 2	Cond 2	Year 2012	Eff Age 14			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (29.55 x 1,200)		35,460		35,460	10,993	24,467
	SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80	
	Qual 3	Cond 2	Year 2012	Eff Age 14			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.79 x 80)		2,463		2,463	1,207	1,256
	SHDS	Shed - Small	10x6x7	Plank	Formed Metal	60	
	Qual 4	Cond 3	Year 2012	Eff Age 11			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (36.54 x 60)		2,192		2,192	964	1,228



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.000	54	54	108	108
<b>TMBR Totals</b>						2.000			108	108
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			3.000	72	72	216	216
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			5.000	202	202	1,008	1,008
<b>NTV PST Totals</b>						8.000			1,224	1,224
<b>Total Agland</b>						10.000			1,332	1,332