



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:06:17
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Assessment Data					Primary Image																																																																																																																				
Account 660001883 Parcel ID 000000-00-0-00267-001-0009 Cadastral ID 03-19-17-04590 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 337594 FRANCISCO, LARRY F & DEBBIE WELFRINGER 2303 CINCINNATI ST STEILACOOM WA 98388-0000 Parcel Location Situs 31734 S GAYLENE DR Subdivision DYER Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2017-01-31 01-31-2017\01-31-2 018.JI 1/31/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.15904004 -95.49329679 LOT 9 BLOCK 1 DYER & TR DESC 2019-000158																																																																																																																									
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2971	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,501.00 x .57 = 32,209	
Factor Value		
Adjustments	1.1642	
Lot Value	37,499	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1979 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	178,307	133.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	240,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.34	Total Misc Impr	+	9,489			
Roofing Adj	+ 4.54	Garage Cost	+	17,742			
Subfloor Adj	+ -1.18	Total RCN	=	207,448			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	51,862			
Plumbing Adj	+ 12.32	Lump Sums	+	5,303			
Basement Adj	+ 0.00	RCNLD	=	160,889			
Adj Base Cost	= 134.49	Lot Value	+	37,499			
Total Area	x 1,340	Indicated Value	=	198,388			
Adjusted Cost	= 180,217	Value Per SqFt		148.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,889		
Lot Value	37,499		
Indicated Value	198,388	148.05	Per SqFt
Agland Value			
Site Improvements	23,846		
Total Value	222,234	165.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	4938		186	186	23.62		4,393
WODO	WOOD DECK - OPEN	4939		330	330	16.07		5,303



Rogers

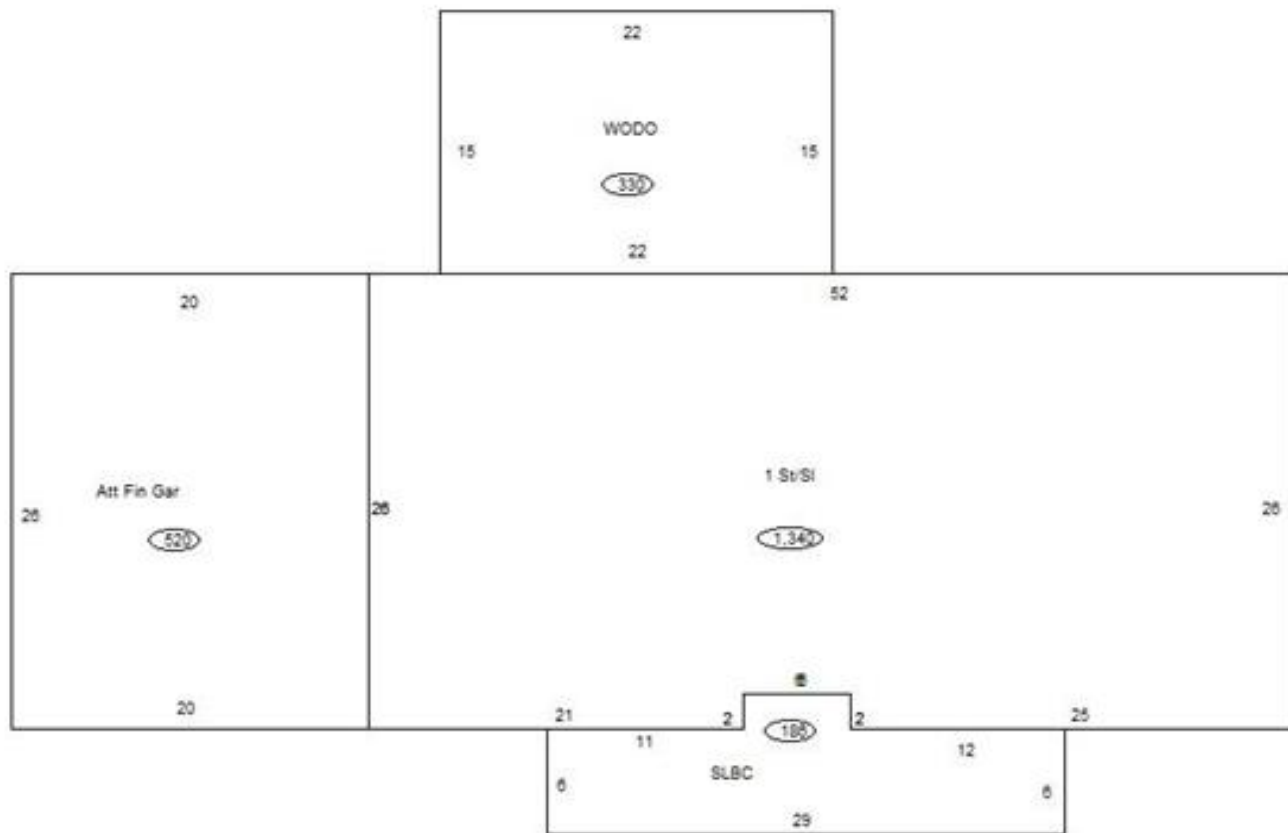
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	520	1.000	520
3	M	PRCH		10	SLBC	186	1.000	186
4	M	WODO		10	WODO	330	1.000	330
Total Building Area						1,340		1,340



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNTO	Lean To - Attached		12x17x8	Concrete		204
Qual	2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (12.95 x 204)	2,642		2,642	1,136	1,506

UTIL	Utility Building		30x40x10	Concrete	Formed Metal	1,200
Qual	2	Cond 3	Year 2005	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (29.55 x 1,200)	35,460		35,460	13,120	22,340