



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:50:04
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Assessment Data					Primary Image																																																																																																																				
Account 660001972 Parcel ID 000000-00-0-00066-002-0008 Cadastral ID 03-20-15-04010 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 326589 MERIT PROPERTIES LLC 4743 S HOLLADAY WOOD LN SALT LAKE CITY UT 84117-4949 Parcel Location Situs 25763 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 143.J 4/28/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23801685 -95.69594818 LOT 8 BLOCK 2 BRANDON TERRACE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2692	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	55,288.00 x .67 = 36,775	
Factor Value		
Adjustments	1.0000	
Lot Value	36,775	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,284 / 1,770
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,284
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	702 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	206,346	116.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	201,500		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,465		
Lot Value	36,775		
Indicated Value	183,240	103.53	Per SqFt
Agland Value			
Site Improvements	2,401		
Total Value	185,641	104.88	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.33	Total Misc Impr	+	16,600			
Roofing Adj	+ 3.31	Garage Cost	+	22,661			
Subfloor Adj	+ -0.84	Total RCN	=	241,537			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	96,615			
Plumbing Adj	+ 10.01	Lump Sums	+	1,543			
Basement Adj	+ 0.00	RCNLD	=	146,465			
Adj Base Cost	= 114.28	Lot Value	+	36,775			
Total Area	x 1,770	Indicated Value	=	183,240			
Adjusted Cost	= 202,276	Value Per SqFt		103.53			

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	5223	32x6		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	5224	25x12		300	23.25		6,975
WODO	WOOD DECK - OPEN	5226	32x10		320	16.07	70%	1,543



Rogers

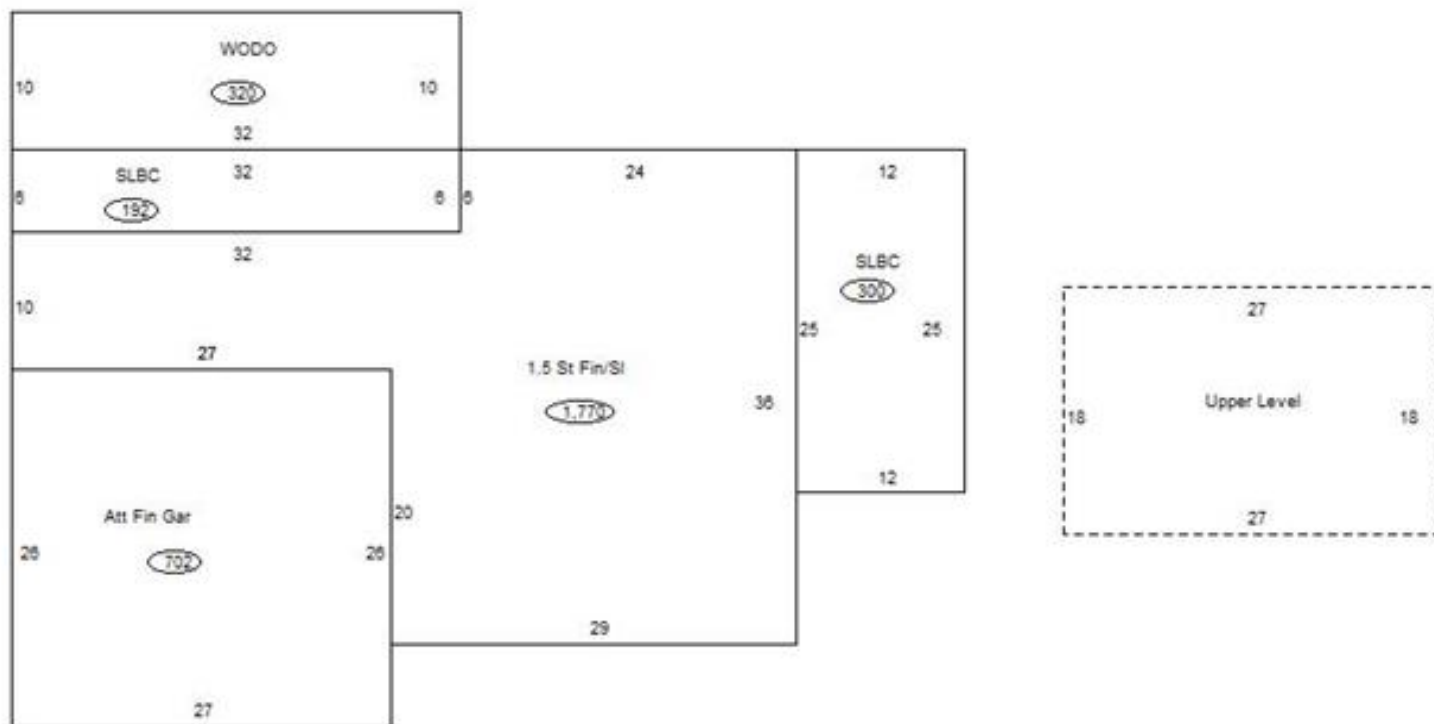
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,284	1.379	1,770
2	G	5		13	Att Fin Gar	702	1.000	702
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	300	1.000	300
5	U	^UL		13	Upper Level	486	1.000	486
6	M	WODO		13	WODO	320	1.000	320
Total Building Area						1,284		1,770



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond	3	Year	2023
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	267
				2,401