



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:48:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002115 Parcel ID 000000-00-0-00669-001-0014 Cadastral ID 03-20-15-05440 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 204314 PHILLIPS, JESSE ET AL 260 LARKDALE ROW #120 WAUCONDA IL 60084-0000																																																																																																																									
Parcel Location Situs 07363 E RIDGEVIEW WAY Subdivision RIDGEVIEW ACRES Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23953117 -95.70275297 LOT 14 BLOCK 1 RIDGEVIEW ACRES					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3397 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 101,917.00 x .51 = 51,615 Factor Value Adjustments 1.0000 Lot Value 51,615		

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	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00; 11/9/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,138	107.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	178,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.05	Total Misc Impr	+ 18,279				
Roofing Adj	+ 4.47	Garage Cost	+ 19,093				
Subfloor Adj	+ -1.15	Total RCN	= 236,319				
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 113,433				
Plumbing Adj	+ 6.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,886				
Adj Base Cost	= 127.53	Lot Value	+ 51,615				
Total Area	x 1,560	Indicated Value	= 174,501				
Adjusted Cost	= 198,947	Value Per SqFt	111.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,886		
Lot Value	51,615		
Indicated Value	174,501	111.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	174,501	111.86	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	5773		346	346	23.16		8,013
PRCH	SLAB PORCH - COVERED	5774		20x11	220	23.50		5,170



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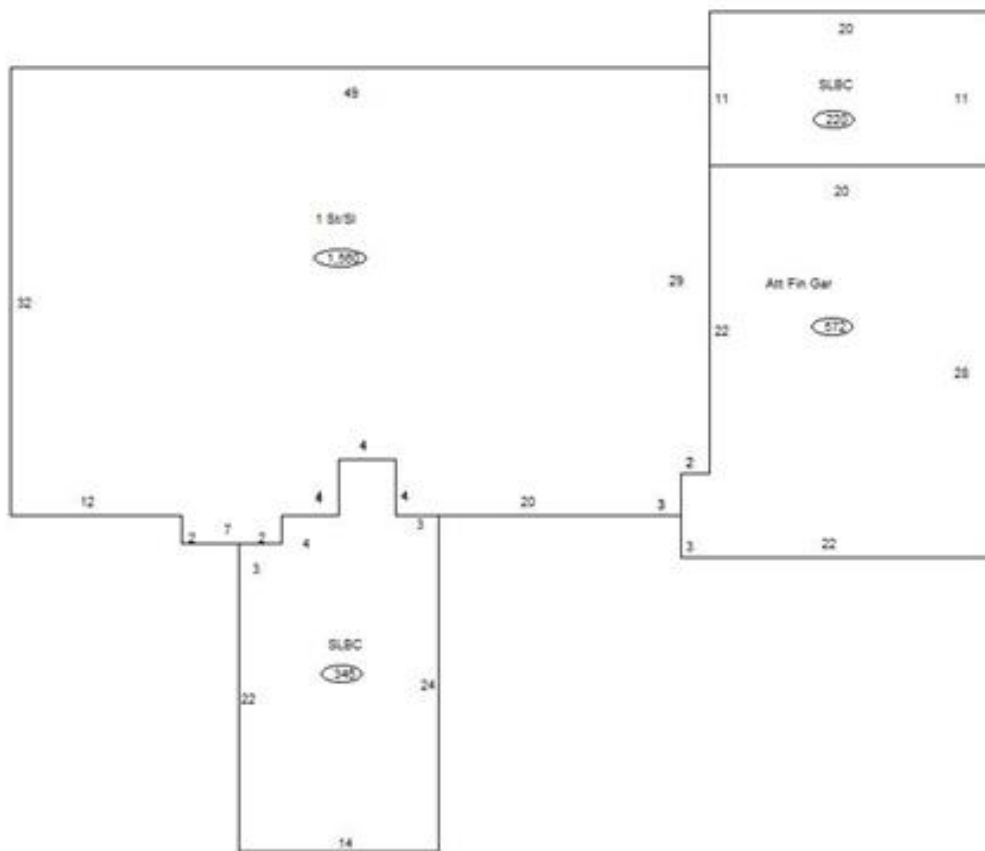
Date 04/17/2026

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Sketch Image

660002115



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,560	1.000	1,560
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	346	1.000	346
4	M	PRCH		10	SLBC	220	1.000	220
Total Building Area						1,560		1,560



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Lot Data		Square-Foot - NBHD 1046 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 030.J 5/1/2017</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	1 - Low							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl							
Base/Total Area	768 / 768							
Style	100% One Story							
HVAC	100% Wall Furnace 1 Wall Air Conditioners (Count							
Roof Cover	1 Composition Shingle							
Area on Slab	768							
Fixture/RghIn	4 /							
Bed/F/H Bath	1 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1980 / 35							
Cost Approach		Manual : 01/2025						
Base Cost	100.96	Total Misc Impr	+ 0					
Roofing Adj	+ 4.40	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 86,070					
Heat/Cool Adj	+ 0.70	Depreciation (46%)	- 39,592					
Plumbing Adj	+ 6.01	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 46,478					
Adj Base Cost	= 112.07	Lot Value	+ 0					
Total Area	x 768	Indicated Value	= 46,478					
Adjusted Cost	= 86,070	Value Per SqFt	60.52					
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	46,478							
Lot Value								
Indicated Value	46,478	60.52	Per SqFt					
Agland Value								
Site Improvements	648							
Total Value	47,126	61.36	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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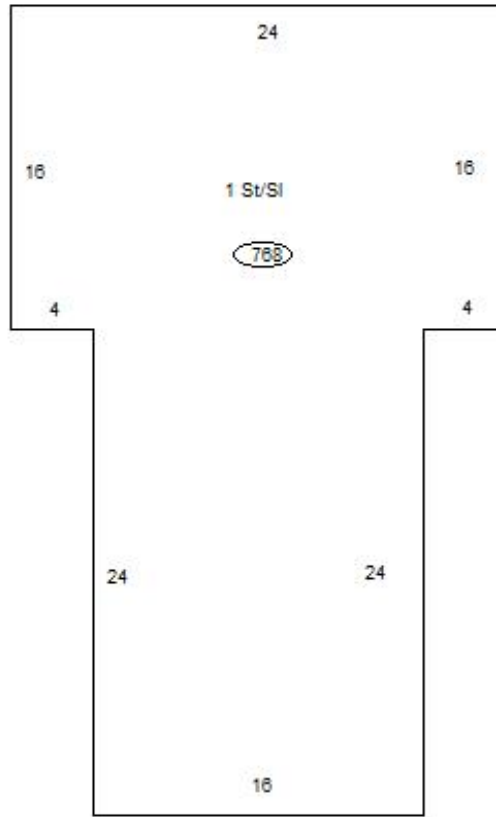
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Total Building Area						768		768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 2	Cond 2	Year 1990	Eff Age 36		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (20.24 x 160)	3,238		3,238	2,590
				648