



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:26:50
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0135	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,146.00 x 1.79 = 78,906	
Factor Value		
Adjustments	1.0000	
Lot Value	78,906	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,940 / 5,788
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,940
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28



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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	671,215	115.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	88.48	Total Misc Impr	+	12,444			
Roofing Adj	+ 2.88	Garage Cost	+	28,922			
Subfloor Adj	+ -2.22	Total RCN	=	676,946			
Heat/Cool Adj	+ 16.31	Depreciation (35%)	-	236,931			
Plumbing Adj	+ 4.36	Lump Sums	+	5,377			
Basement Adj	+ 0.00	RCNLD	=	445,392			
Adj Base Cost	= 109.81	Lot Value	+	78,906			
Total Area	x 5,788	Indicated Value	=	524,298			
Adjusted Cost	= 635,580	Value Per SqFt		90.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	445,392		
Lot Value	78,906		
Indicated Value	524,298	90.58	Per SqFt
Agland Value			
Site Improvements	11,595		
Total Value	535,893	92.59	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	7,243.87		7,244
WODO	WOOD DECK - OPEN	6532	320		320	21.29	50%	3,406
BALW	BALCONY - WOOD	6533	14x4		56	35.19		1,971
PRCH	SLAB PORCH - COVERED	6534	160		160	32.50		5,200



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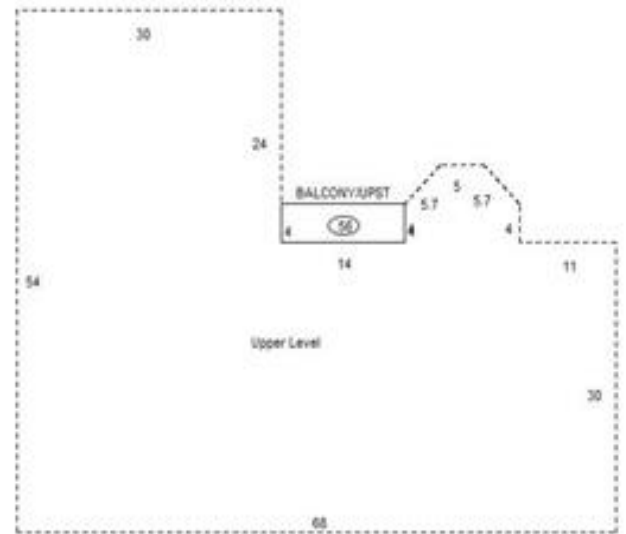
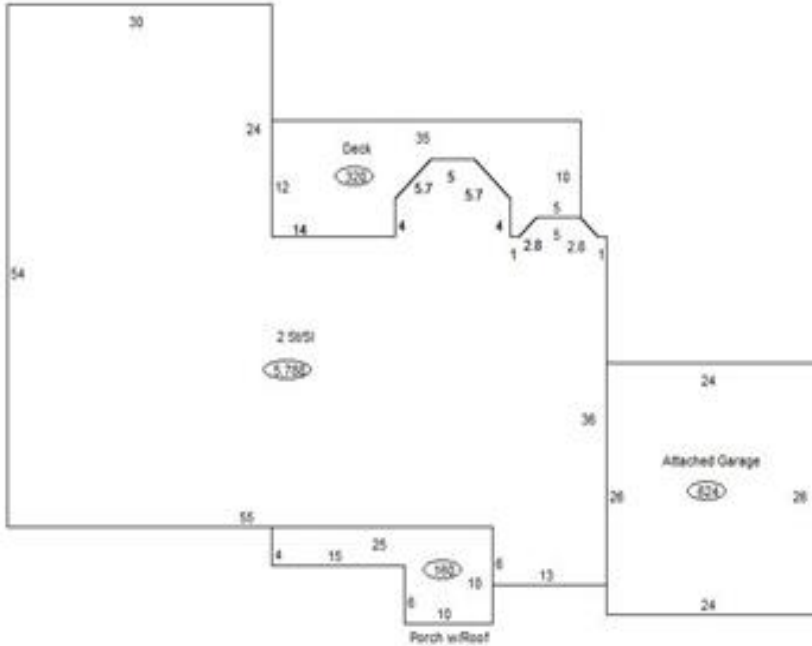
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Sketch Image

660002420



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	2,940	1.969	5,788
2	G	1		13	Attached Garage	624	1.000	624
3	M	WODO		13	WODO	320	1.000	320
4	M	BALW		13	Balcony	56	1.000	56
5	M	PRCH		13	SLBC	160	1.000	160
6	U	^UL	Overhang	13	Upper Level	2,848	1.000	2,848
Total Building Area						2,940		5,788



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			192	
	Qual 2	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 192)	899		899	315	584
	SV	SWIM VINYL	0x0x0			1	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	15,000	10,000
	STA	STG AVG	10x24x0			240	
	Qual 3	Cond	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (7.02 x 240)	1,685		1,685	674	1,011