






# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0138 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,160.00 x 1.79 = 78,918 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 78,918		 <p>03/28/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_003I 3/28/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,281 / 2,911
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,281
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	897 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	402,832 138.38 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	456,490 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	326,670
<b>Lot Value</b>	78,918
<b>Indicated Value</b>	405,588 139.33 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	25,500
<b>Total Value</b>	431,088 148.09 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	98.32	<b>Total Misc Impr</b>	+	36,019
<b>Roofing Adj</b>	+ 4.10	<b>Garage Cost</b>	+	33,377
<b>Subfloor Adj</b>	+ -2.66	<b>Total RCN</b>	=	424,247
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 23%)</b>	-	97,577
<b>Plumbing Adj</b>	+ 7.67	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	326,670
<b>Adj Base Cost</b>	= 121.90	<b>Lot Value</b>	+	78,918
<b>Total Area</b>	x 2,911	<b>Indicated Value</b>	=	405,588
<b>Adjusted Cost</b>	= 354,851	<b>Value Per SqFt</b>		139.33

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	6550	24x8		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	6551	180		180	28.88		5,198
PATO	SLAB PORCH - OPEN	6553	820		820	9.69		7,946
PRCH	SLAB PORCH - COVERED	123510	387	2015	387	28.19		10,910



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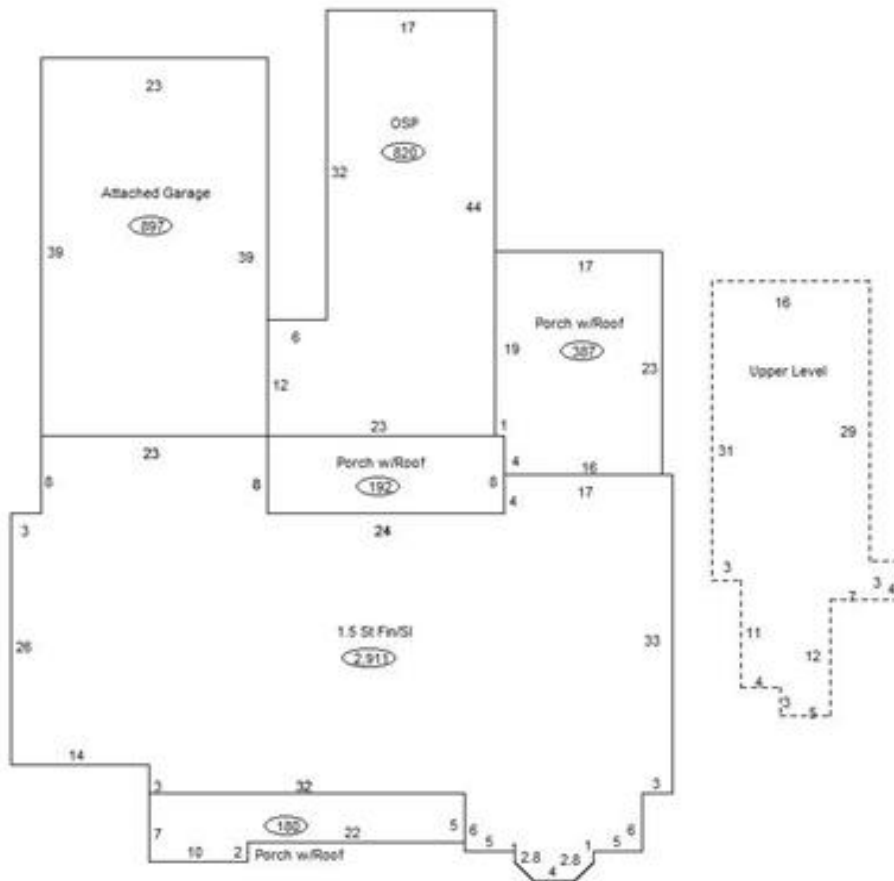
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,281	1.276	2,911
2	G	1		13	Attached Garage	897	1.000	897
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL	Overhang	13	Upper Level	630	1.000	630
6	M	PATO		13	Open Slab	820	1.000	820
7	M	PRCH		13	SLBC	387	1.000	387
<b>Total Building Area</b>						<b>2,281</b>		<b>2,911</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2014	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	4,500	25,500