



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:20:39
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002517 Parcel ID 22N17E-03-1-00000-000-0000 Cadastral ID 03-22-17-01900 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 27844 WASHBURN, SUZANNE L C/O REBECCA HALLOCK-MUNRO 3585 W ROBINDALE RD LAS VEGAS NV 89139-0000 Parcel Location Situs 13210 S 4230 RD Subdivision Lot/Block / Parcel Size 12.12 - Acres Sec/Twn/Rng 3 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\\\tsclient\C\Users\TS\Pictures\2016-08-01 08-01-2016\08-01-2016 8/2/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.42018864 -95.47372916 A PT OF LOT 1 BEG: 882' S OF NE/C LOT 1; W 1320'; S 400'; E 1320'; N 400' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	12.12							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	511,152.00 x .29 = 149,568							
Factor Value				\\tsclient\C\Users\TS\Pictures\2016-08-01 08-01-2016\08-01-2016 8/2/2016				
Adjustments	1.0000			GRM Approach				
Lot Value	149,568			GRM Code				
Residential Data				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			Multiple Regression				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 149,568				
Garage Type				Indicated Value 149,568 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements 20,739				
Cost Approach				Total Value 170,307 0.00 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 149,568					
Total Area	x	Indicated Value	= 149,568					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	60x30x10	Dirt	Galvanized Metal	1,800
	Qual	3	Cond 3	Year 1999	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (18.86 x 1,800)		33,948	33,948	16,635	17,313
	LNT0	LEAN-TO	16x60x8	Dirt	Galvanized Metal	960
	Qual	3	Cond 3	Year 1999	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (7.24 x 960)		6,950	6,950	4,796	2,154
	LOAF	LOAF	50x20x8	Dirt	Galvanized Metal	1,000
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.36 x 1,000)		6,360	6,360	5,088	1,272