



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:19:43  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002932 <b>Parcel ID</b> 000000-00-0-50020-001-0006 <b>Cadastral ID</b> 04-19-17-04800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 347558 LEE, JIMMY RAY & NICOLE OREAN LEE  2576 GOVERNORS POINT CT NE CONCORD NC 28025-0000  <b>Parcel Location</b> <b>Situs</b> 00202 B ST <b>Subdivision</b> FLEMING I <b>Lot/Block</b> 0006 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.15584506 -95.50883767																																																																																																																									
<b>Building Permits</b>					<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 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2942 <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> 12,817.00 x 2.35 = 30,120 <b>Factor Value</b> <b>Adjustments</b> 1.5857 <b>Lot Value</b> 47,761		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,449 / 1,449
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,449
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1976 / 23

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> 151,314 104.43 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 155,920 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.20	<b>Total Misc Impr</b>	+ 9,791	<b>Garage Cost</b>	+ 15,678	<b>Total RCN</b>	= 210,347
<b>Roofing Adj</b>	+ 4.38	<b>Depreciation ( 30%)</b>	- 63,104	<b>Lump Sums</b>	+ 0	<b>RCNLD</b>	= 147,243
<b>Subfloor Adj</b>	+ -1.18	<b>Lot Value</b>	+ 47,761	<b>Indicated Value</b>	= 195,004	<b>Value Per SqFt</b>	134.58
<b>Heat/Cool Adj</b>	+ 11.47						
<b>Plumbing Adj</b>	+ 9.72						
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 127.59						
<b>Total Area</b>	x 1,449						
<b>Adjusted Cost</b>	= 184,878						

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 147,243 <b>Lot Value</b> 47,761 <b>Indicated Value</b> 195,004 134.58 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 195,004 134.58 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	7388	20x6		120	23.88		2,866
PATO	SLAB PORCH - OPEN	7389	15x12		180	10.16		1,829



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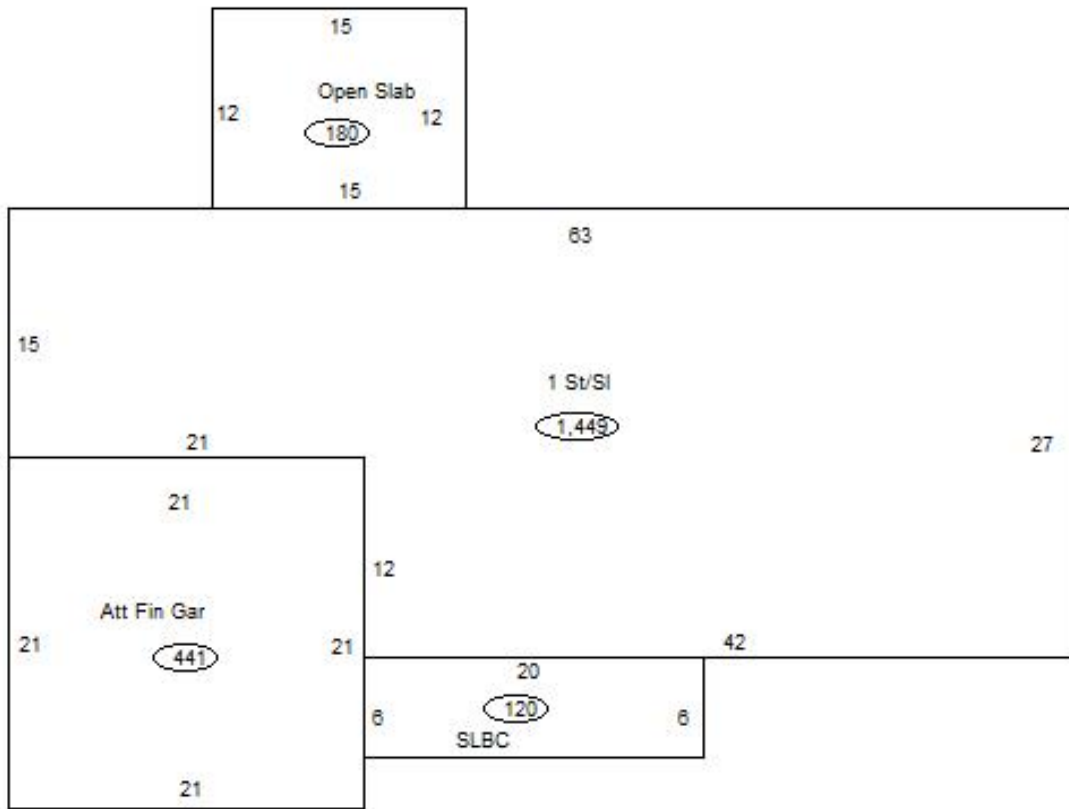
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Sketch Image

660002932



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,449	1.000	1,449
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	180	1.000	180
<b>Total Building Area</b>						<b>1,449</b>		<b>1,449</b>