



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660003953 Parcel ID 000000-00-0-10772-003-0020 Cadastral ID 05-21-16-03560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347506 O'BRIEN/SCHLAUG REVOCABLE TRUST 2880 S GAYLORD ST DENVER CO 80210-0000 Parcel Location Situs 00835 W 23RD ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0020 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_007: 4/18/2023</p>														
Legal Description Lot/Long: 36.33110471 -95.61852490																			
LOT 20 BLOCK 3 SPRINGBROOK EST I					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
SHLT	Other	Yes	42	42	/	OBRIEN, PAUL W &	01/02/2025	0	4										
H	Homestead	No	1,000		/	LEWIS, MIRANDA S &	08/08/2023	193,000	YES										
					2315/537	LARGE, JASON &	03/28/2013	105,000	YES										
					1888/688	ISBELL, KATY E &	07/27/2007	99,500	YES										
					1548/654	HOSTLER, WESLEY T & KRISTY-R	12/01/2003	91,500	YES										
					1087/120	STIMSON, TERRANCE J &	11/03/1997	72,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value 77,146	77,146	11%	8,486	Assessed	21,095	1,949.81										
Year Frozen	0		Improvements 114,627	114,627		12,609	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	42	-4.00										
TIF Project ID	0		Total Value 191,773	191,773		21,095	Total Taxable	21,053	1,946.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003953	O'BRIEN/SCHLAUG REVOCABLE TRUST			17	192,224	42	21,103	1,951.00										
2024	2024-660003953	OBRIEN, PAUL W &			17	193,571	0	21,293	1,968.00										
2023	2023-660003953	OBRIEN, PAUL W &			17	133,602	0	14,029	1,285.00										
2022	2022-660003953	LEWIS, MIRANDA S &			17	121,466	0	13,361	1,237.00										
2021	2021-660003953	LEWIS, MIRANDA S &			17	117,364	0	12,910	1,140.00										
2020	2020-660003953	LEWIS, MIRANDA S &			17	115,483	0	12,703	1,163.00										
2019	2019-660003953	LEWIS, MIRANDA S &			17	110,907	0	12,200	1,130.00										
2018	2018-660003953	LEWIS, MIRANDA S &			17	113,956	0	12,535	1,158.00										
2017	2017-660003953	LEWIS, MIRANDA S &			17	113,027	0	12,433	1,142.00										
2016	2016-660003953	LEWIS, MIRANDA S &			17	110,216	0	12,124	1,138.00										
2015	2015-660003953	LEWIS, MIRANDA S &			17	105,771	0	11,635	1,049.00										
2014	2014-660003953	LEWIS, MIRANDA S &			17	106,689	0	11,736	1,088.00										
2013	2013-660003953	LEWIS, MIRANDA S &			17	101,420	1000	9,152	837.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2213		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,639.00 x 4.85 = 46,755		
Factor Value			
Adjustments	1.6500		
Lot Value	77,146		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_007: 4/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,195 / 1,195
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,195
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	144,659	121.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	148,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.71	Total Misc Impr	+ 889				
Roofing Adj	+ 4.10	Garage Cost	+ 10,991				
Subfloor Adj	+ 0.00	Total RCN	= 162,080				
Heat/Cool Adj	+ 10.30	Depreciation (31%)	- 50,245				
Plumbing Adj	+ 10.58	Lump Sums	+ 2,792				
Basement Adj	+ 0.00	RCNLD	= 114,627				
Adj Base Cost	= 125.69	Lot Value	+ 77,146				
Total Area	x 1,195	Indicated Value	= 191,773				
Adjusted Cost	= 150,200	Value Per SqFt	160.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,627		
Lot Value	77,146		
Indicated Value	191,773	160.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,773	160.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10061	7x6		42	21.16		889
WODO	WOOD DECK - OPEN	10062	12x10		120	23.27		2,792
SHLT	STORM SHELTER		1	2025	1	0.00		



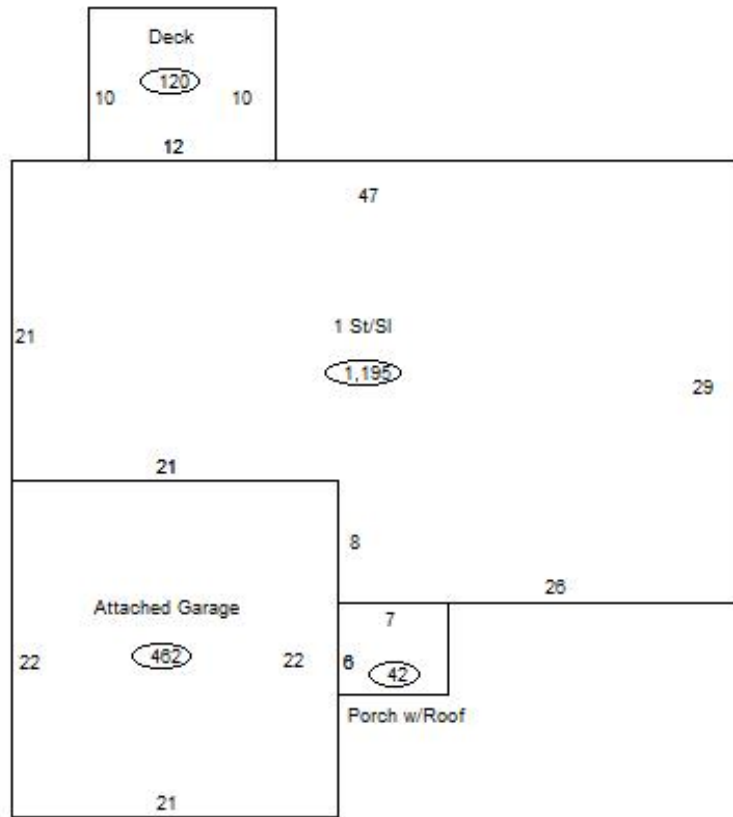
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,195	1.000	1,195
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	42	1.000	42
4	M	WODO		13	WODO	120	1.000	120
Total Building Area						1,195		1,195