




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:11:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012825 Parcel ID 000000-00-0-00159-003-0004 Cadastral ID 12-21-17-02660 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 48954 WINSELL, MICHAEL W 10420 HWY 31 #295 TANNER AL 35671-0000 Parcel Location Situs Subdivision CIRCLE H RANCH Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 17 / 5 Neighborhood 1215 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>660012825_001.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.31961116 -95.44948477																																																																																																																									
LOT 4 BLOCK 3 CIRCLE H RANCH					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																																																																																																											
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Lot Data		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.2769							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0	0					
Method	Square-Foot							
Base Lot Value	99,182.00 x .17 = 16,693							
Factor Value								
Adjustments	1.0000							
Lot Value	16,693							
Residential Data				660012825_001.JPG 12/18/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	16,693			
Cost Approach				Indicated Value	16,693 0.00 Per SqFt			
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	16,693 0.00 Total Value Per SqFt			
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	+ 16,693					
Total Area	x	Indicated Value	= 16,693					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value