



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:30:24
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------------|--------------------------|----------|-------------|---|---------------|------------|-------------|-----------|----------|------------------|--------------|----------|-------------|--|---------------|------------|-------------|----------------|--------------------------|-------------------|--------|--------|--------|----------|--------------------|----------------|--------------------------|----|---------------------|-----------------------|------------|--------|---------|----------------|--------------------------|----------------|--------|---------------|-------|--------|------|----------------|--------------------------|------|----------------|---|--------------------|--------|------|----------------|--------------------------|-------|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|------|----------------|--------------------------|----|--------|---|-------|--------|
| Account 660014976 Parcel ID 000000-00-0-10015-002-0005 Cadastral ID 16-21-16-00130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 278961 KOZINSKI, KENNETH & TINA PO BOX 5121 DILLON CO 80435-5121 Parcel Location Situs 00315 S NOME AVE Subdivision ACADEMY Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | | <p>\\tsclient\A\TOMMY DUNLAP\New folder (242)\IMG_0049.JPG 8/8/2023</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.30576650 -95.60370176 LOT 5 BLOCK 2 ACADEMY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | <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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1355/508</td> <td>BELLER, ALICE JEAN</td> <td>01/28/2002</td> <td>60,000</td> <td>7</td> </tr> <tr> <td>987/480</td> <td>DOLLARD, SUSIE JANE &</td> <td>04/20/1995</td> <td>33,000</td> <td>Yes</td> </tr> <tr> <td>828/580</td> <td></td> <td></td> <td>0</td> <td>No</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 1355/508 | BELLER, ALICE JEAN | 01/28/2002 | 60,000 | 7 | 987/480 | DOLLARD, SUSIE JANE & | 04/20/1995 | 33,000 | Yes | 828/580 | | | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1355/508 | BELLER, ALICE JEAN | 01/28/2002 | 60,000 | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 987/480 | DOLLARD, SUSIE JANE & | 04/20/1995 | 33,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 828/580 | | | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 45,903</td> <td>22,053</td> <td>11%</td> <td>2,426</td> <td>Assessed</td> <td>6,736</td> <td>622.61</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 49,505</td> <td>39,183</td> <td></td> <td>4,310</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 95,408</td> <td>61,236</td> <td></td> <td>6,736</td> <td>Total Taxable</td> <td>6,736</td> <td>623.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | Remove Cap | 2003 | Land Value 45,903 | 22,053 | 11% | 2,426 | Assessed | 6,736 | 622.61 | Year Frozen | 0 | Improvements 49,505 | 39,183 | | 4,310 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 95,408 | 61,236 | | 6,736 | Total Taxable | 6,736 | 623.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2003 | Land Value 45,903 | 22,053 | 11% | 2,426 | Assessed | 6,736 | 622.61 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 49,505 | 39,183 | | 4,310 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 95,408 | 61,236 | | 6,736 | Total Taxable | 6,736 | 623.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>94,168</td><td>0</td><td>6,414</td><td>593.00</td></tr> <tr><td>2024</td><td>2024-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>93,706</td><td>0</td><td>6,110</td><td>565.00</td></tr> <tr><td>2023</td><td>2023-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>68,279</td><td>0</td><td>5,819</td><td>533.00</td></tr> <tr><td>2022</td><td>2022-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>50,535</td><td>0</td><td>5,542</td><td>513.00</td></tr> <tr><td>2021</td><td>2021-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>47,981</td><td>0</td><td>5,278</td><td>466.00</td></tr> <tr><td>2020</td><td>2020-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>45,738</td><td>0</td><td>5,031</td><td>461.00</td></tr> <tr><td>2019</td><td>2019-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>44,882</td><td>0</td><td>4,937</td><td>457.00</td></tr> <tr><td>2018</td><td>2018-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>48,007</td><td>0</td><td>5,281</td><td>488.00</td></tr> <tr><td>2017</td><td>2017-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>47,581</td><td>0</td><td>5,234</td><td>481.00</td></tr> <tr><td>2016</td><td>2016-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>46,584</td><td>0</td><td>5,124</td><td>481.00</td></tr> <tr><td>2015</td><td>2015-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>45,900</td><td>0</td><td>5,049</td><td>455.00</td></tr> <tr><td>2014</td><td>2014-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>47,927</td><td>0</td><td>5,272</td><td>489.00</td></tr> <tr><td>2013</td><td>2013-660014976</td><td>KOZINSKI, KENNETH & TINA</td><td>17</td><td>46,985</td><td>0</td><td>5,058</td><td>463.00</td></tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660014976 | KOZINSKI, KENNETH & TINA | 17 | 94,168 | 0 | 6,414 | 593.00 | 2024 | 2024-660014976 | KOZINSKI, KENNETH & TINA | 17 | 93,706 | 0 | 6,110 | 565.00 | 2023 | 2023-660014976 | KOZINSKI, KENNETH & TINA | 17 | 68,279 | 0 | 5,819 | 533.00 | 2022 | 2022-660014976 | KOZINSKI, KENNETH & TINA | 17 | 50,535 | 0 | 5,542 | 513.00 | 2021 | 2021-660014976 | KOZINSKI, KENNETH & TINA | 17 | 47,981 | 0 | 5,278 | 466.00 | 2020 | 2020-660014976 | KOZINSKI, KENNETH & TINA | 17 | 45,738 | 0 | 5,031 | 461.00 | 2019 | 2019-660014976 | KOZINSKI, KENNETH & TINA | 17 | 44,882 | 0 | 4,937 | 457.00 | 2018 | 2018-660014976 | KOZINSKI, KENNETH & TINA | 17 | 48,007 | 0 | 5,281 | 488.00 | 2017 | 2017-660014976 | KOZINSKI, KENNETH & TINA | 17 | 47,581 | 0 | 5,234 | 481.00 | 2016 | 2016-660014976 | KOZINSKI, KENNETH & TINA | 17 | 46,584 | 0 | 5,124 | 481.00 | 2015 | 2015-660014976 | KOZINSKI, KENNETH & TINA | 17 | 45,900 | 0 | 5,049 | 455.00 | 2014 | 2014-660014976 | KOZINSKI, KENNETH & TINA | 17 | 47,927 | 0 | 5,272 | 489.00 | 2013 | 2013-660014976 | KOZINSKI, KENNETH & TINA | 17 | 46,985 | 0 | 5,058 | 463.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660014976 | KOZINSKI, KENNETH & TINA | 17 | 94,168 | 0 | 6,414 | 593.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660014976 | KOZINSKI, KENNETH & TINA | 17 | 93,706 | 0 | 6,110 | 565.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660014976 | KOZINSKI, KENNETH & TINA | 17 | 68,279 | 0 | 5,819 | 533.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660014976 | KOZINSKI, KENNETH & TINA | 17 | 50,535 | 0 | 5,542 | 513.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660014976 | KOZINSKI, KENNETH & TINA | 17 | 47,981 | 0 | 5,278 | 466.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660014976 | KOZINSKI, KENNETH & TINA | 17 | 45,738 | 0 | 5,031 | 461.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660014976 | KOZINSKI, KENNETH & TINA | 17 | 44,882 | 0 | 4,937 | 457.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660014976 | KOZINSKI, KENNETH & TINA | 17 | 48,007 | 0 | 5,281 | 488.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660014976 | KOZINSKI, KENNETH & TINA | 17 | 47,581 | 0 | 5,234 | 481.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660014976 | KOZINSKI, KENNETH & TINA | 17 | 46,584 | 0 | 5,124 | 481.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660014976 | KOZINSKI, KENNETH & TINA | 17 | 45,900 | 0 | 5,049 | 455.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660014976 | KOZINSKI, KENNETH & TINA | 17 | 47,927 | 0 | 5,272 | 489.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660014976 | KOZINSKI, KENNETH & TINA | 17 | 46,985 | 0 | 5,058 | 463.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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 1161 #1 | | Primary Image | | | | |
|-----------------------------------|---------------------------|----------------------------|----------------------|---------------|-------|-----------|------|-------|
| Lot Size | | | | | | | | |
| Lot Count | 1 | | | | | | | |
| Units Buildable | 1 | | | | | | | |
| Non-Ag Acres | 0.1916 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | 0 | | | | | | |
| | | 0 | | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 8,346.00 x 5.50 = 45,903 | | | | | | | |
| Factor Value | | | | | | | | |
| Adjustments | 1.0000 | | | | | | | |
| Lot Value | 45,903 | | | | | | | |
| Residential Data | | | | | | | | |
| Type | 1 Single Family Residence | | | | | | | |
| Condition | 3 - Average | | | | | | | |
| Quality | 2 - Fair | | | | | | | |
| Architecture | R3 Res Nbhd 3 | | | | | | | |
| Style | 100% One Story | | | | | | | |
| Exterior Wall | 100% Frame, Siding, Wood | | | | | | | |
| Base/Total Area | 1,364 / 1,364 | | | | | | | |
| Style | 100% One Story | | | | | | | |
| HVAC | 100% Floor Furnace | | | | | | | |
| Roof Cover | 1 Composition Shingle | | | | | | | |
| Area on Slab | 0 | | | | | | | |
| Fixture/RghIn | 4 / | | | | | | | |
| Bed/F/H Bath | 2 / 1.0 / | | | | | | | |
| Basement Area | | | | | | | | |
| Garage Type | | | | | | | | |
| Remodel | | | | | | | | |
| Year/Eff Age | 1946 / 60 | | | | | | | |
| GRM Approach | | | | | | | | |
| GRM Code | | | | | | | | |
| Gross Rent | 0.00 | | | | | | | |
| Indicated Value | | | | | | | | |
| Multiple Regression | | | | | | | | |
| MRA Code | 1 Test | | | | | | | |
| Adusted R | 0.8445 | | | | | | | |
| Indicated Value | 68,292 | 50.07 | Per SqFt | | | | | |
| Direct Comparables | | | | | | | | |
| Selection Model | A Adam Test | | | | | | | |
| Adjustment Model | 1 2022 Residential | | | | | | | |
| Comparables | 8 | | | | | | | |
| Indicated Value | 94,320 | Per SqFt | | | | | | |
| Value Reconciliation | | | | | | | | |
| Selected Approach | Cost Approach | | | | | | | |
| Improvements | 47,041 | | | | | | | |
| Lot Value | 45,903 | | | | | | | |
| Indicated Value | 92,944 | 68.14 | Per SqFt | | | | | |
| Agland Value | | | | | | | | |
| Site Improvements | 2,464 | | | | | | | |
| Total Value | 95,408 | 69.95 | Total Value Per SqFt | | | | | |
| Cost Approach | | | | | | | | |
| Manual : 01/2025 | | | | | | | | |
| Base Cost | 92.24 | Total Misc Impr | + | 503 | | | | |
| Roofing Adj | + 4.15 | Garage Cost | + | | | | | |
| Subfloor Adj | + 2.43 | Total RCN | = | 142,550 | | | | |
| Heat/Cool Adj | + 1.65 | Depreciation (67%) | - | 95,509 | | | | |
| Plumbing Adj | + 3.67 | Lump Sums | + | 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = | 47,041 | | | | |
| Adj Base Cost | = 104.14 | Lot Value | + | 45,903 | | | | |
| Total Area | x 1,364 | Indicated Value | = | 92,944 | | | | |
| Adjusted Cost | = 142,047 | Value Per SqFt | | 68.14 | | | | |
| Miscellaneous Improvements | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 35898 | 5x3 | | 15 | 21.24 | | 319 |
| PATO | SLAB PORCH - OPEN | 142430 | 6x3 | | 18 | 10.24 | | 184 |

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Rogers

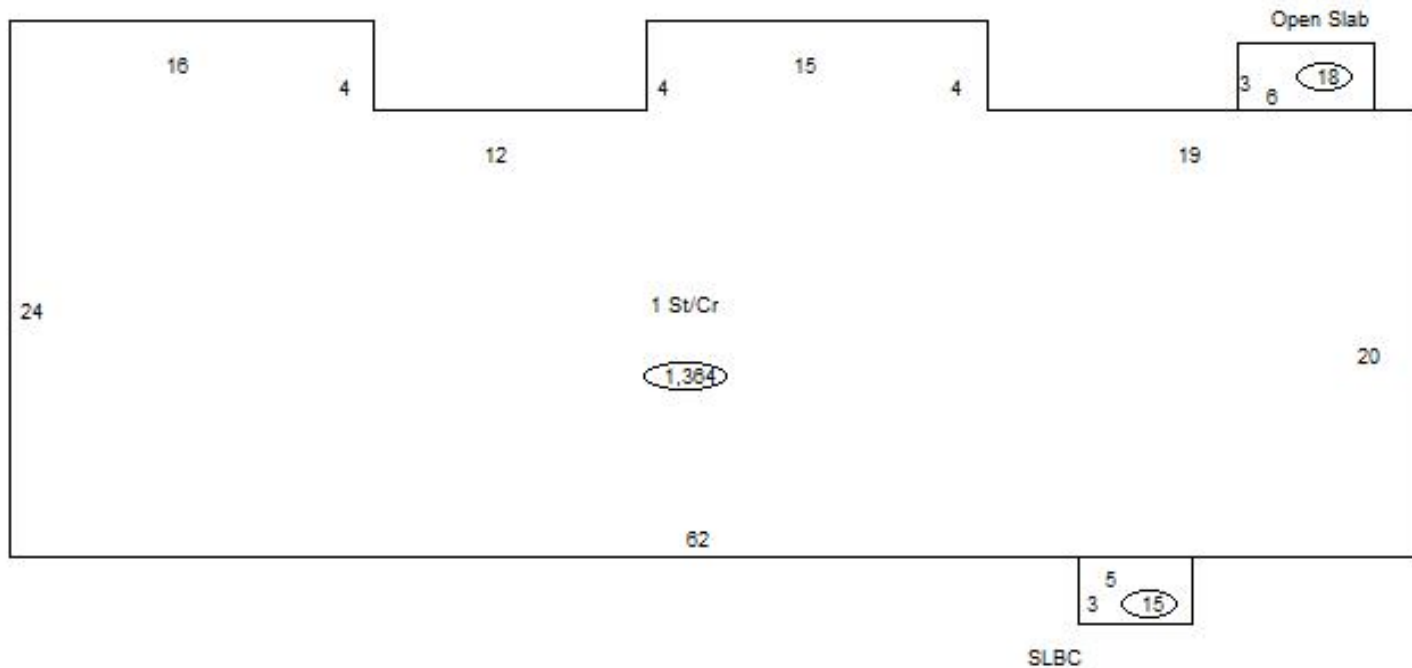
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 10 | 1 St/Cr | 1,364 | 1.000 | 1,364 |
| 2 | M | PRCH | | 10 | SLBC | 15 | 1.000 | 15 |
| 3 | M | PATO | | 10 | Open Slab | 18 | 1.000 | 18 |
| Total Building Area | | | | | | 1,364 | | 1,364 |



Rogers


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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|-----------------------|------------|--------------------------------|--------------|-------------|
|  | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 280 |
| | Qual 2 | Cond 3 | Year | Eff Age | | |
| Valuation Summary | | Modifier Total | RCN | Depr (45% Phys/ % Func) | RCNLD | |
| Base Cost (16.00 x 280) | | 4,480 | 4,480 | 2,016 | 2,464 | |