



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:12:02
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Assessment Data				Primary Image					
Account	660018449			No Image On File					
Parcel ID	22N15E-20-4-00000-000-0000								
Cadastral ID	20-22-15-00900								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	344782								
KRUGER, EDWARD L II									
820 E THOMAS RD SCOTTSDALE AZ 85251-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	15 - Acres						
Sec/Twn/Rng	20 / 22 / 15 / 4								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.36720265 -95.73959538				Building Permits					
TR DESC 2024-008805 AS BEG SW/C SW; N01.1716W 1322.73'; N88 5145E 493.94'; S01.1716E 1322.97'; S88.5325W 493.94' TO POB.				Number	Description	Opened	Closed	Amount	
				S22	S23 SPLIT	08/2022	09/2022		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BLUE CANOE LLC	07/03/2024	165,000	21
					/	THE RANCH AT CANEY RIVER LLC	07/28/2022	0	4
					/	BLEDSON, SAMMIE C TRUST	10/06/2020	7,763,000	WG
					2117/465	S B BOST PROPERTIES LP	07/28/2010	0	4
					1954/644	BLEDSON-BOST, SAMMIE C--TRUSTE	05/14/2008	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2025	Land Value	145,954	145,954	11%	Assessed	16,055	1,809.37	
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	145,954	145,954	16,055	Total Taxable	16,055	1,809.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018449	KRUGER, EDWARD L II	28	145,954	0	16,055	1,810.00		
2024	2024-660018449	KRUGER, EDWARD L II	28	540	0	59	7.00		
2023	2023-660018449	BLUE CANOE LLC	28	1,065	0	117	14.00		
2022	2022-660018449	BLUE CANOE LLC	28	1,065	0	117	13.00		
2021	2021-660018449	THE RANCH AT CANEY RIVER LLC	28	3,091	0	340	39.00		
2020	2020-660018449	BLEDSON, SAMMIE C TRUST	28	57,296	0	4,202	478.00		
2019	2019-660018449	BLEDSON, SAMMIE C TRUST	28	56,142	0	4,117	464.00		
2018	2018-660018449	BLEDSON, SAMMIE C TRUST	28	57,372	0	4,207	478.00		
2017	2017-660018449	BLEDSON, SAMMIE C TRUST	28	57,074	0	4,186	470.00		
2016	2016-660018449	BLEDSON, SAMMIE C TRUST	28	56,591	0	4,150	455.00		
2015	2015-660018449	BLEDSON, SAMMIE C TRUST	28	56,300	0	4,129	458.00		
2014	2014-660018449	BLEDSON, SAMMIE C TRUST	28	102,401	0	6,752	728.00		
2013	2013-660018449	BLEDSON, SAMMIE C TRUST	28	100,596	0	6,556	706.00		



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Lot Data		Square-Foot - NBHD 6020 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	15.0033							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	653,542.00 x .22 = 145,954							
Factor Value								
Adjustments								
Lot Value	145,954							
Residential Data				GRM Approach				
Type		GRM Code						
Condition	-	Gross Rent		0.00				
Quality	-	Indicated Value						
Architecture		Multiple Regression						
Style		MRA Code						
Exterior Wall		Adusted R						
Base/Total Area /		Indicated Value						
Style		Direct Comparables						
HVAC		Selection Model		1 Res				
Roof Cover		Adjustment Model		A2 AO Test				
Area on Slab		Comparables						
Fixture/RghIn /		Indicated Value						
Bed/F/H Bath / /		Value Reconciliation						
Basement Area		Selected Approach		Cost Approach				
Garage Type		Improvements						
Remodel		Lot Value		145,954				
Year/Eff Age /		Indicated Value		145,954		0.00 Per SqFt		
Cost Approach		Manual : 01/2025		Agland Value				
Base Cost	0.00	Total Misc Impr	+	0	Site Improvements			
Roofing Adj	+ 0.00	Garage Cost	+		Total Value	145,954	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	=					
Adj Base Cost	= 0.00	Lot Value	+	145,954				
Total Area	x	Indicated Value	=	145,954				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value