



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:35:42  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019207 <b>Parcel ID</b> 000000-00-0-00915-004-0002 <b>Cadastral ID</b> 22-21-14-02750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 336469 WILBOURN, TOMEKA & LENNY  38535 N REYNOSA DR SAN TAN VALLEY AZ 85140-0000  <b>Parcel Location</b> <b>Situs</b> 15346 E 91ST ST N <b>Subdivision</b> WHISPERING PINES 2 <b>Lot/Block</b> 0002 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28615627 -95.80410358 LOT 2 BLOCK 4 WHISPERING PINES 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0298		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,859.00 x 1.28 = 57,407		
Factor Value			
Adjustments	1.0000		
Lot Value	57,407		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\I 8/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	79% Two Story 21% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Vinyl
Base/Total Area	1,926 / 2,776
Style	79% Two Story - 21% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,354
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	267,980	96.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	322,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.82	Total Misc Impr	+	43,579			
Roofing Adj	+ 2.91	Garage Cost	+	13,282			
Subfloor Adj	+ -0.34	Total RCN	=	349,035			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	153,575			
Plumbing Adj	+ 6.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	195,460			
Adj Base Cost	= 105.25	Lot Value	+	57,407			
Total Area	x 2,776	Indicated Value	=	252,867			
Adjusted Cost	= 292,174	Value Per SqFt		91.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,460		
Lot Value	57,407		
Indicated Value	252,867	91.09	Per SqFt
Agland Value			
Site Improvements	29,000		
Total Value	281,867	101.54	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	46557	29x5		145	23.78		3,448
PRCH	SLAB PORCH - COVERED	46558	12x12		144	23.78		3,424
EPSW	ENCLOSED PORCH - SOLID WALL	46559	24x22		528	59.87		31,611



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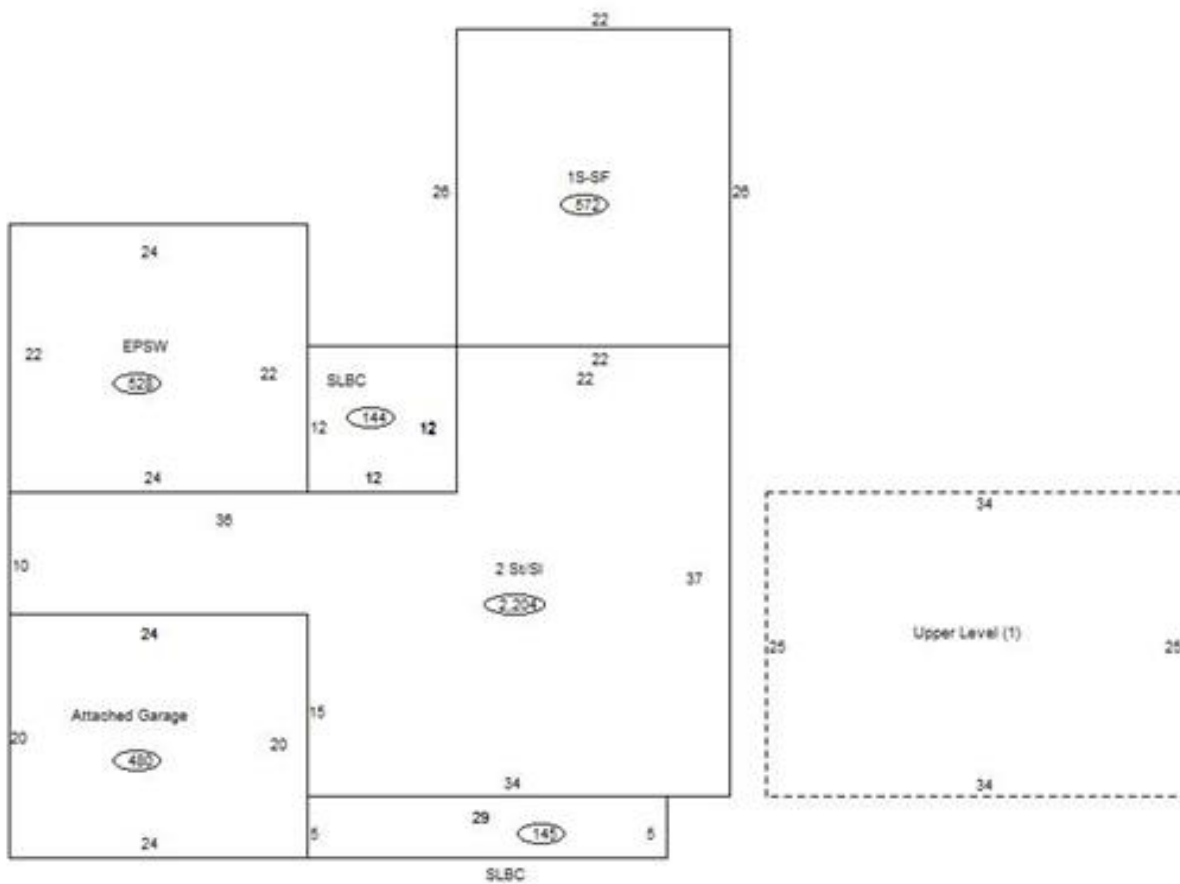
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### Sketch Image

660019207



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,354	1.628	2,204
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	145	1.000	145
4	M	PRCH		13	SLBC	144	1.000	144
5	M	EPSW		13	EPSW	528	1.000	528
6	U	^UL		13	Upper Level (1)	850	1.000	850
7	R	1		13	1S-SF	572	1.000	572
<b>Total Building Area</b>						1,926		2,776



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SF	Fiberglass Inground Pool	0x0x0			1
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27,000.00 x 1)		27,000	27,000	2,700	24,300
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 576)		9,216	9,216	4,516	4,700
	STF	STG FAIR	10x18x0			180
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 180)		842	842	842	