



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:07:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021632 Parcel ID 000000-00-0-00289-0001-001 Cadastral ID 26-20-14-01700 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 328135 STORE MASTER FUNDING XIV LLC 8377 E HARTFORD DR STE 100 SCOTTSDALE AZ 85255-0000 Parcel Location Situs 01701 N 161ST E AVE Subdivision EQUIPMENTSHARE ADDITION Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.18110624 -95.79627650										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>CV23 170330</td> <td>C24- NEW CONSTRUCTION R22-ACC. BUILDING</td> <td>02/2023 08/2019</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV23 170330	C24- NEW CONSTRUCTION R22-ACC. BUILDING	02/2023 08/2019																																																																																																			
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Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:07:04
 Page 2

Lot Data	Square-Foot - PINE ST INDUSTRIAL/ CATOOSA	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,731 / 1,731
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,731
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

PRIMARY 4/22/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,907	109.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.82	Total Misc Impr	+	14,771			
Roofing Adj	+ 4.39	Garage Cost	+	15,316			
Subfloor Adj	+ -1.15	Total RCN	=	249,335			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	117,187			
Plumbing Adj	+ 8.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,148			
Adj Base Cost	= 126.66	Lot Value	+				
Total Area	x 1,731	Indicated Value	=	132,148			
Adjusted Cost	= 219,248	Value Per SqFt		76.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,148		
Lot Value			
Indicated Value	132,148	76.34	Per SqFt
Agland Value			
Site Improvements	10,135		
Total Value	142,283	82.20	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	52316	14x6		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	52317	203		203	23.55		4,781
PATO	SLAB PORCH - OPEN	52318	29x12		348	8.27		2,878



Rogers

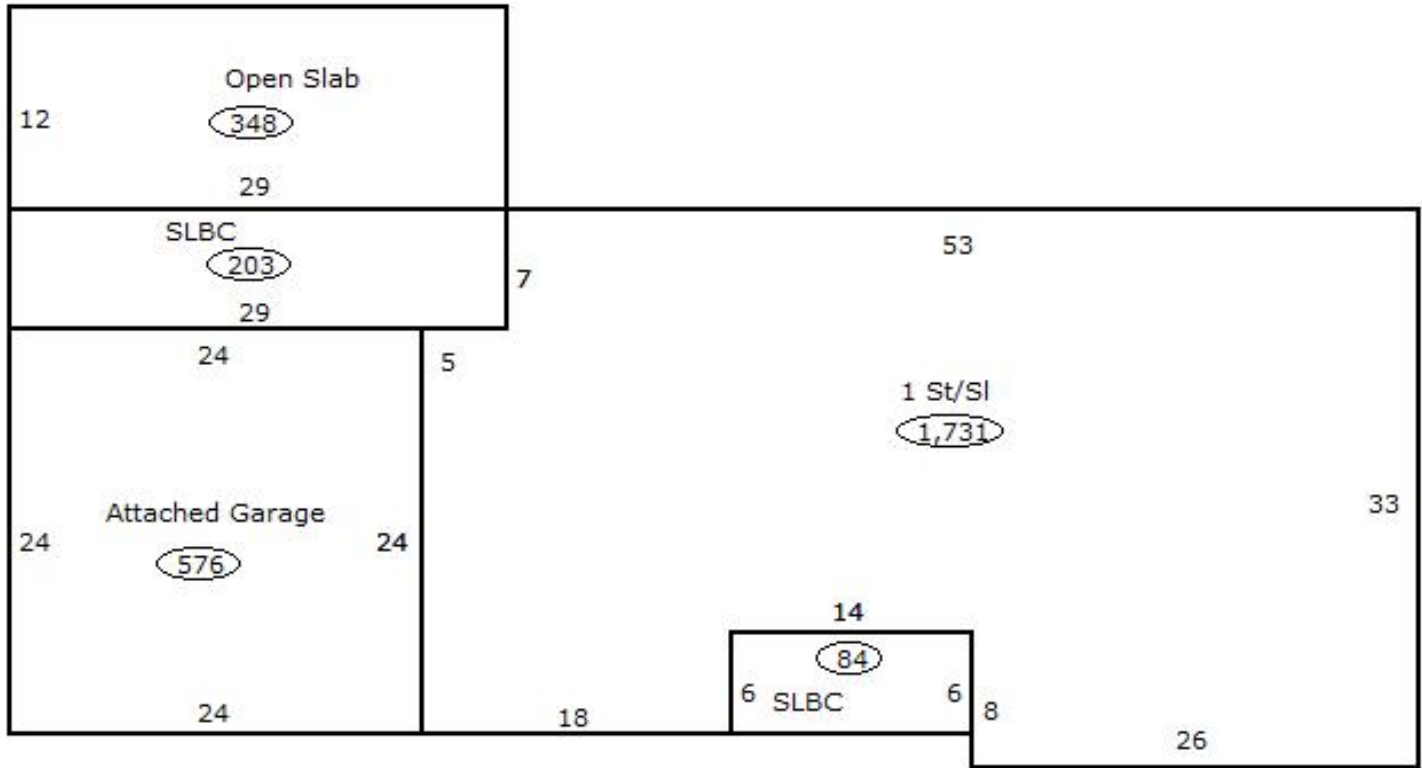
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Date 04/16/2026
 Time 23:07:04
 Page 3

Sketch Image

660021632



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,731	1.000	1,731
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	203	1.000	203
5	M	PATO		13	Open Slab	348	1.000	348
Total Building Area						1,731		1,731



Rogers


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Date 04/16/2026
Time 23:07:04
Page 4

660021632

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (31.28 x 720)		22,522		22,522	12,387	10,135



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
 Time 23:07:04
 Page 5

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	181,023.00 x .60 = 109,135		
Factor Value	0		
Adjustments	196.16%		
Lot Value	214,079		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	965969
Total Building Area	10,500	Image Date	7/1/2021
Total Base Value	677,013	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	677,013		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	578,122		
Economic Depreciation			
RCNLD (All Sources)	578,122		
Depreciated Improvements			
Outbuilding Value	10,608		
Total Improvement Value	588,730		
Land Value	214,079		
Cost Approach Value	802,809 76.46/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	142,756
Miscellaneous Income		Land Value	214,079
Effective Gross Income (EGI)		Total Appraised Value	802,809 76.46/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Time 23:07:04
Page 6

Account 660021632
Parcel ID 000000-00-0-00289-0001-001
Cadastral ID 26-20-14-01700

Tax Area Code 1
Property Class UCP
Owners Name STORE MASTER FUNDING XIV LLC

Building Data

Building ID 1656
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,600
Average Perimeter 440
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2003
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.40
Wall Cost 13.56
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 61.96
Total Area 9,600
Base RCN 594,816
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 594,816
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (83,274)
Total RCNLD 511,542
Lump Sums
Total Building Value 511,542 \$ 53.29 Per SqFt



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Page 7

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Parcel ID 000000-00-0-00289-0001-001
Cadastral ID 26-20-14-01700

Tax Area Code 1
Property Class UCP
Owners Name STORE MASTER FUNDING XIV LLC

Building Data

Building ID 1766
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 900
Average Perimeter 120
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2003
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 43.91
Wall Cost 35.50
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 91.33
Total Area 900
Base RCN 82,197
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 82,197
Physical Depreciation 19%
Functional Depreciation
Total Depreciation 19% (15,617)
Total RCNLD 66,580
Lump Sums
Total Building Value 66,580 \$ 73.98 Per SqFt



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Page 8

660021632

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	PACN	PAVING - CONCRETE	0x0x0			8,000
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 8,000)		35,360	24,752	10,608
Total Site Improvement Value				10,608