



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:21:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021965 Parcel ID 000000-00-0-00210-006-0003 Cadastral ID 26-21-14-03860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334688 MILLER, FRANK & CONNIE REVOCABLE TRUST 16105 ROUNDUP RD RENO NV 89508-0000 Parcel Location Situs 08111 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0003 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27385107 -95.78109813																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.236	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,841.00 x 2.38 = 128,407	
Factor Value		
Adjustments	1.0000	
Lot Value	128,407	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,060 / 2,060
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,060
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach		Manual : 01/2025	
Base Cost	106.77	Total Misc Impr	+ 13,225
Roofing Adj	+ 4.66	Garage Cost	+ 16,032
Subfloor Adj	+ -2.19	Total RCN	= 299,859
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 122,942
Plumbing Adj	+ 9.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,917
Adj Base Cost	= 131.36	Lot Value	+ 128,407
Total Area	x 2,060	Indicated Value	= 305,324
Adjusted Cost	= 270,602	Value Per SqFt	148.22



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,583	109.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	317,950 Per SqFt

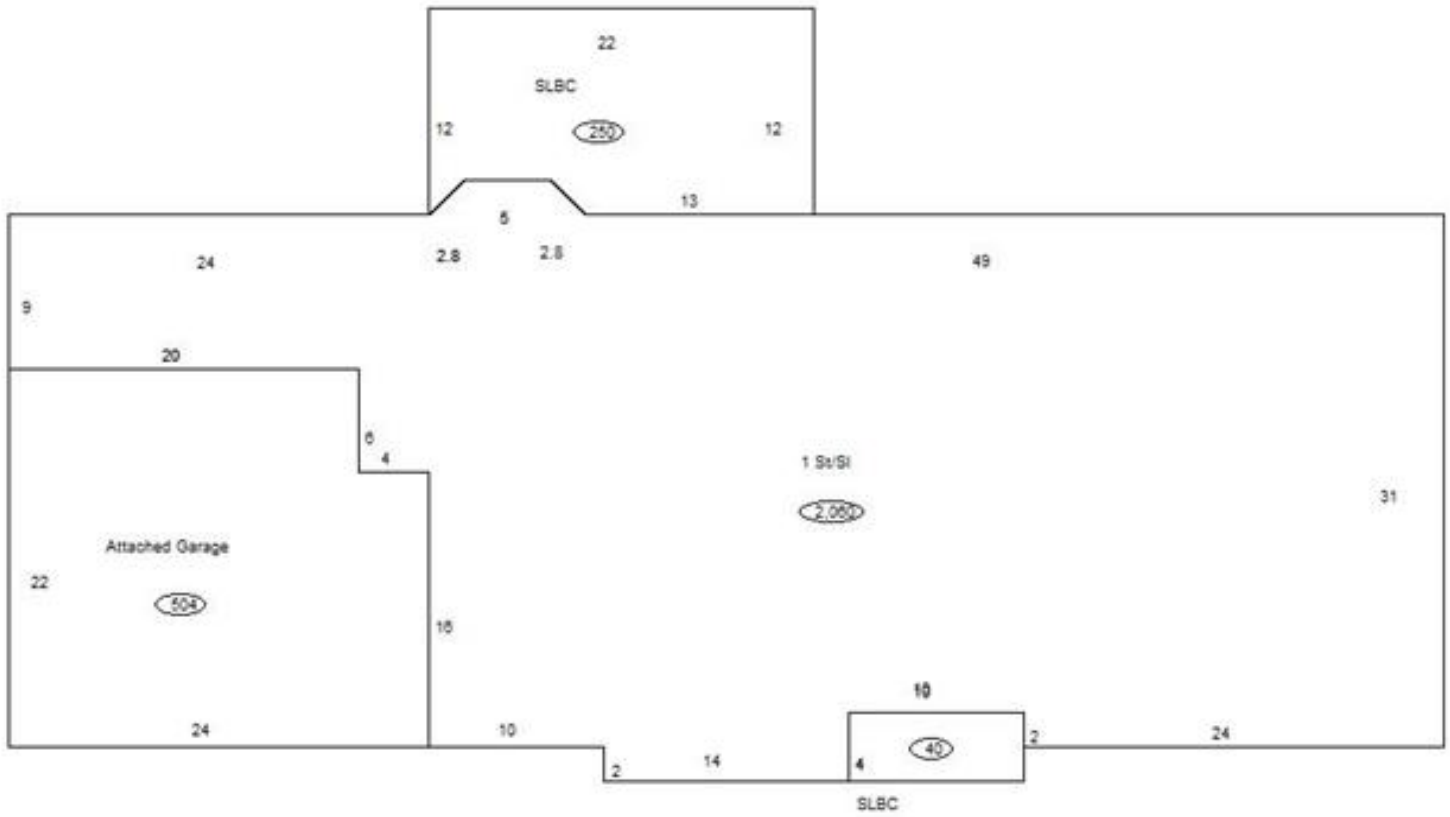
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,917		
Lot Value	128,407		
Indicated Value	305,324	148.22	Per SqFt
Agland Value			
Site Improvements	243		
Total Value	305,567	148.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	53369		250	250	26.15		6,538
PRCH	SLAB PORCH - COVERED	53370		10x4	40	26.80		1,072



Sketch Image

660021965



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,060	1.000	2,060
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	250	1.000	250
4	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						2,060		2,060



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 3	Year 2014	Eff Age 9	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (4.68 x 80)		374		374	131	243