



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:20:05
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024996 Parcel ID 000000-00-0-00780-003-0001 Cadastral ID 29-22-16-01690 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 262824 YEAGER, LINDA LEE PO BOX 1690 PAGOSA SPRINGS CO 81147-1690 Parcel Location Situs 11880 LAUREL LN Subdivision STONE HEDGE Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0184 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,360.00 x 1.51 = 67,127 Factor Value Adjustments 1.0000 Lot Value 67,127		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture Style 100% 1 1/2 Story Finished Exterior Wall 30% Veneer, Masonry 70% Frame, Siding, Vinyl Base/Total Area 1,612 / 2,372 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 14 / Bed/F/H Bath 4 / 3.0 / Basement Area Garage Type 668 Attached Garage - Unfinished 2 Stalls Remodel Year/Eff Age 1984 / 32		

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,826	99.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	256,720 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,135		
Lot Value	67,127		
Indicated Value	233,262	98.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,262	98.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	79.51	Total Misc Impr	+ 26,853				
Roofing Adj	+ 2.89	Garage Cost	+ 17,335				
Subfloor Adj	+ 0.78	Total RCN	= 286,440				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 120,305				
Plumbing Adj	+ 7.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 166,135				
Adj Base Cost	= 102.13	Lot Value	+ 67,127				
Total Area	x 2,372	Indicated Value	= 233,262				
Adjusted Cost	= 242,252	Value Per SqFt	98.34				

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	61471	22x6		132	23.83		3,146
EPSW	ENCLOSED PORCH - SOLID WALL	61472	23x10		230	61.70		14,191
PATO	SLAB PORCH - OPEN	61473	19x19		361	8.24		2,975
PRCH	SLAB PORCH - COVERED	61475	10x6		60	24.08		1,445

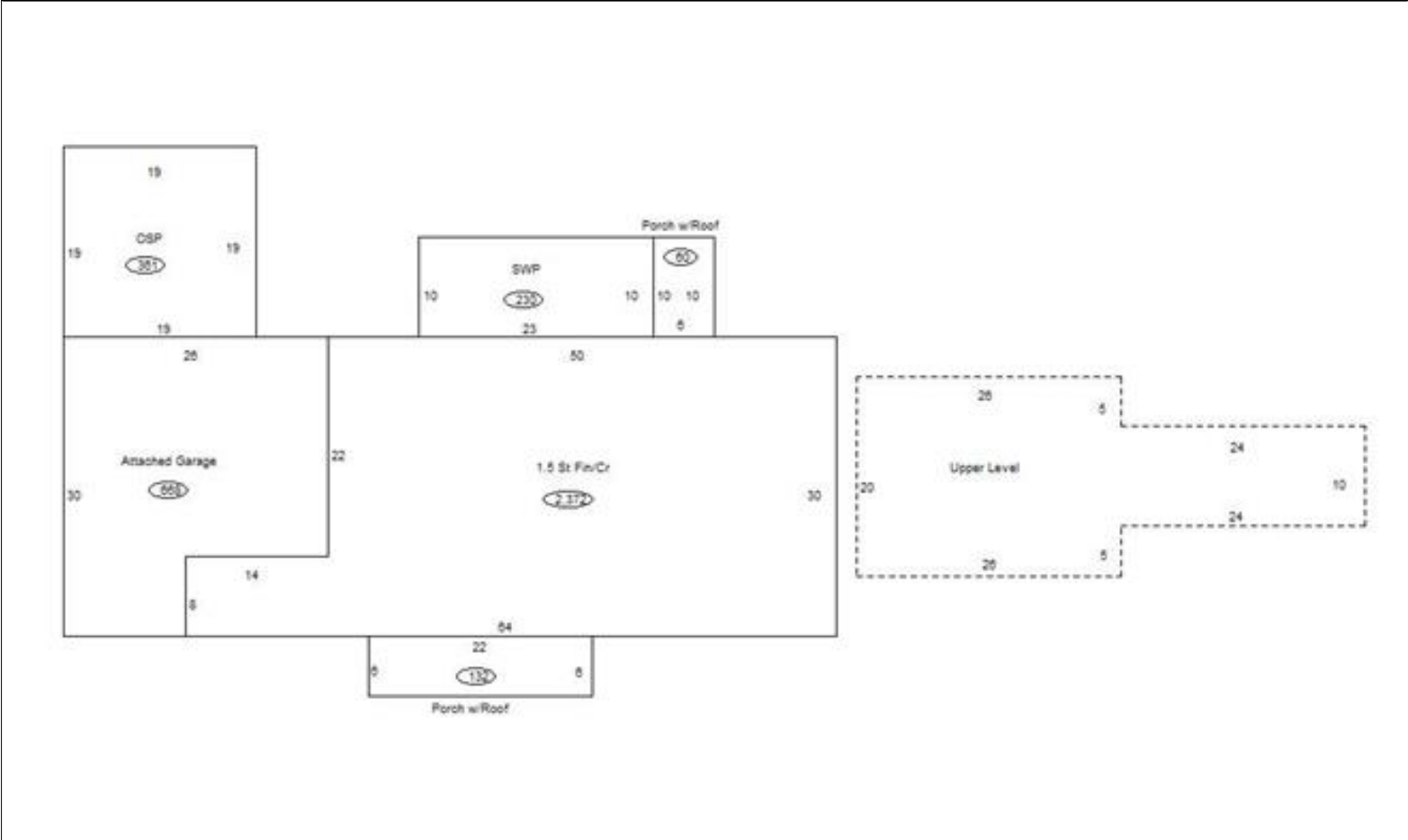


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Sketch Image

660024996



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,612	1.471	2,372
2	G	1		13	Attached Garage	668	1.000	668
3	M	PRCH		13	SLBC	132	1.000	132
4	M	EPSW		13	EPSW	230	1.000	230
5	M	PATO		13	Open Slab	361	1.000	361
6	U	^UL	Overhang	13	Upper Level	760	1.000	760
7	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,612		2,372