



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:48:24  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025392 <b>Parcel ID</b> 000000-00-0-20010-035-0002 <b>Cadastral ID</b> 30-20-15-03735 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 348085 WAYLAND, TERENCE KEVIN & WILLIAM ROBERT WAYLAND  6340 PIMA PL NW ALBUQUERQUE NM 87120-0000  <b>Parcel Location</b> <b>Situs</b> 01920 N HWY 66 <b>Subdivision</b> CATOOSA O T <b>Lot/Block</b> 0002 / 0035 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025392_001.JPG 12/8/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18417382 -95.74586199 PT LOTS 1 & 2 BLOCK 35 & PT NE NE NE SE BEG: 7.5' E NW/C LOT 2, E 265.2' TO HWY 66, S 41-38 W 220.40' TO S/L LOT 1, NWLY TO POB CATOOSA O T																																																																																																																									
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## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	29199		
Non-Ag Acres	0.397		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	17,308.00 x 1.25 = 21,635		
Factor Value	0		
Adjustments			
Lot Value	21,635		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1121909
Total Building Area	3,016	Image Date	12/8/2025
Total Base Value	449,862	Name	001.JPG
Modifier Value		Description	660025392_001.JPG
Misc Improvements			
Replacement Cost New	449,862		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	159,113		
Economic Depreciation			
RCNLD (All Sources)	159,113		
Depreciated Improvements			
Outbuilding Value	11,065		
Total Improvement Value	170,178		
Land Value	21,635		
Cost Approach Value	191,813		
			63.60/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	11,065
Miscellaneous Income		Land Value	21,635
Effective Gross Income (EGI)		Total Appraised Value	191,813
Total Expenses			63.60/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



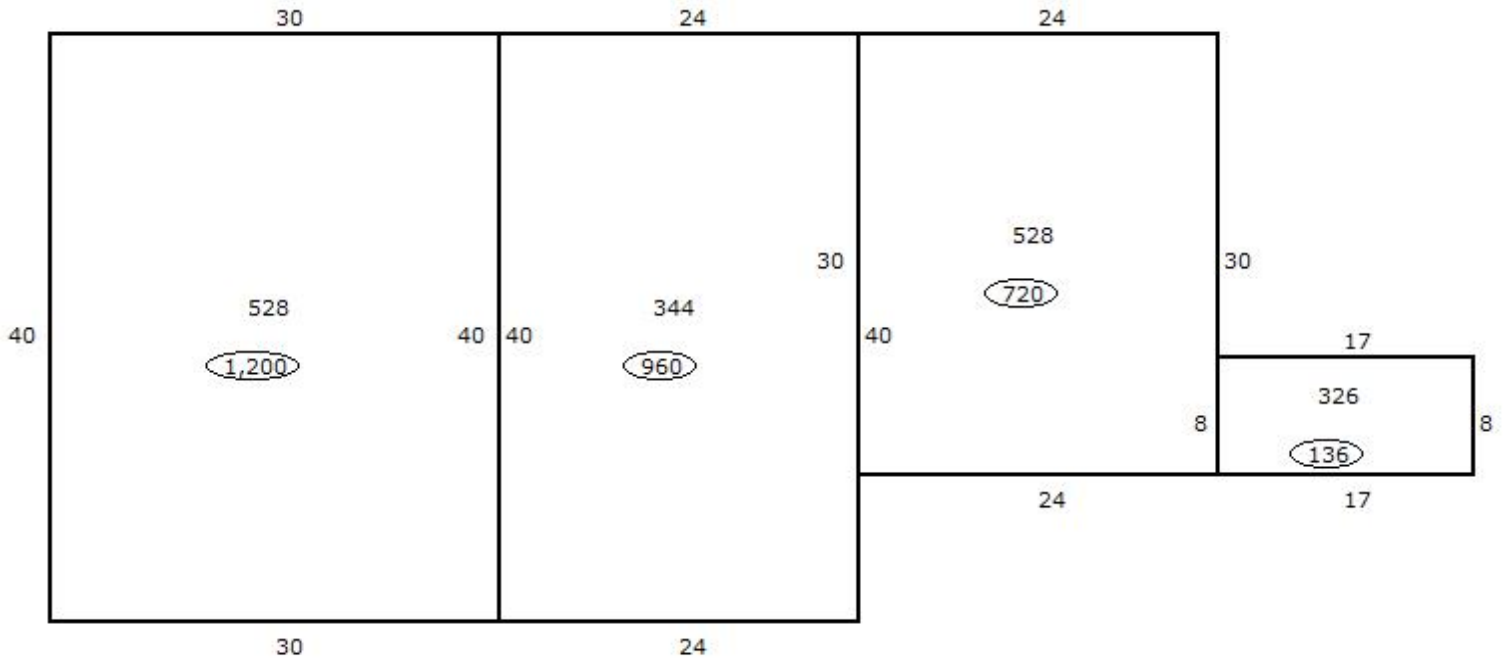
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

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Sketch Image

660025392



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	528	1,200	1.000	1,200
2	C	344		13	344	960	1.000	960
3	C	528		13	528	720	1.000	720
4	C	326		13	326	136	1.000	136
<b>Total Building Area</b>						3,016		3,016



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Account 660025392  
Parcel ID 000000-00-0-20010-035-0002  
Cadastral ID 30-20-15-03735

Tax Area Code 1  
Property Class UCP  
Owners Name WAYLAND, TERENCE KEVIN &

### Building Data

Building ID 3775  
Building Sequence 1  
Occupancy 1 326 Storage Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 136  
Average Perimeter 50  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 23  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 86 - Stud Hardboard Sheet  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
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 IMG\_0010.JPG  
Image Date 5/17/2021  
Image Name IMG\_0010.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 61.03  
Wall Cost 158.92  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 219.95  
Total Area 136  
Base RCN 29,913  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 29,913  
Physical Depreciation 48%  
Functional Depreciation  
Total Depreciation 48% (14,358)  
Total RCNLD 15,555  
Lump Sums  
Total Building Value 15,555 \$ 114.38 Per SqFt



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Parcel ID 000000-00-0-20010-035-0002  
Cadastral ID 30-20-15-03735

Tax Area Code 1  
Property Class UCP  
Owners Name WAYLAND, TERENCE KEVIN &

### Building Data

Building ID 3774  
Building Sequence 2  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 720  
Average Perimeter 108  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 23  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 86 - Stud Hardboard Sheet  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 62.02  
Wall Cost 64.84  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 140.56  
Total Area 720  
Base RCN 101,203  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 101,203  
Physical Depreciation 63%  
Functional Depreciation  
Total Depreciation 63% (63,758)  
Total RCNLD 37,445  
Lump Sums  
Total Building Value 37,445 \$ 52.01 Per SqFt



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Cadastral ID 30-20-15-03735

Tax Area Code 1  
Property Class UCP  
Owners Name WAYLAND, TERENCE KEVIN &

### Building Data

Building ID 3773  
Building Sequence 3  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 960  
Average Perimeter 128  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 39  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 1 - Low  
Exterior Wall 86 - Stud Hardboard Sheet  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 IMG\_0008.JPG  
Image Date 5/17/2021  
Image Name IMG\_0008.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 101.58  
Wall Cost 57.64  
HVAC Cost 16.72  
Basement Cost 0.00  
Total Base Cost 175.94  
Total Area 960  
Base RCN 168,902  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 168,902  
Physical Depreciation 70%  
Functional Depreciation  
Total Depreciation 70% (118,231)  
Total RCNLD 50,671  
Lump Sums  
Total Building Value 50,671 \$ 52.78 Per SqFt



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Parcel ID 000000-00-0-20010-035-0002  
Cadastral ID 30-20-15-03735

Tax Area Code 1  
Property Class UCP  
Owners Name WAYLAND, TERENCE KEVIN &

### Building Data

Building ID 3772  
Building Sequence 4  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,200  
Average Perimeter 140  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 23  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 86 - Stud Hardboard Sheet  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 IMG\_0008.JPG  
Image Date 5/17/2021  
Image Name IMG\_0008.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 60.74  
Wall Cost 50.43  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 124.87  
Total Area 1,200  
Base RCN 149,844  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 149,844  
Physical Depreciation 63%  
Functional Depreciation  
Total Depreciation 63% (94,402)  
Total RCNLD 55,442  
Lump Sums  
Total Building Value 55,442 \$ 46.20 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	36x68x0			2,448
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (4.52 x 2,448)				11,065		11,065
Total Site Improvement Value						11,065