



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:39:19  
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Assessment Data					Primary Image				
<b>Account</b>	660026273				<p>660026273_001.JPG 5/10/2024</p>				
<b>Parcel ID</b>	000000-00-0-30010-014-0007								
<b>Cadastral ID</b>	30-24-18-01070								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	URP	VI Area	2						
<b>Tax Area</b>	29 - CHELSEA OT								
<b>Name ID</b>	337673								
FOSTER, DAVID LYNN & TINA MARIE									
16738 W LA REATA AVE GOODYEAR AZ 85395-0000									
<b>Parcel Location</b>									
<b>Situs</b>	00315 OLIVE ST								
<b>Subdivision</b>	CHELSEA O T								
<b>Lot/Block</b>	0007 / 0014	<b>Parcel Size</b>	1 - Lots						
<b>Sec/Twn/Rng</b>	30 / 24 / 18 / 5								
<b>Neighborhood</b>	1195 - R-V02-NE CHELSEA								
<b>School District</b>	S003 - CHELSEA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.53769515 -95.42934777									
<b>Building Permits</b>									
LOT 7 BLOCK 14 CHELSEA O T									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R22-03-04	R23 NEW SFR 1040 SQ FT	04/2022	10/2022	150,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	TIDWELL, LOUISE TRUST	03/18/2022	9,000	19					
1440/412	BEAL, NAOMI	01/15/2003	0						
1234/370	DONALDSON, HARRELL & SUE	06/26/2000	8,500	Yes					
1112/778	DEASON, JACK L	05/14/1998	10,000	Yes					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>	
Remove Cap	2023	Land Value	13,608	9,557	11%	1,051	Assessed	1,081 89.45	
Year Frozen	0	Improvements	126,663	277		30	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -82.00	
TIF Project ID	0	Total Value	140,271	9,834		1,081	Total Taxable	81 7.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660026273	FOSTER, DAVID LYNN &	29	134,969	1000	51	4.00		
2024	2024-660026273	FOSTER, DAVID LYNN &	29	142,516	1000	20	2.00		
2023	2023-660026273	FOSTER, DAVID LYNN &	29	9,000	990		.00		
2022	2022-660026273	FOSTER, DAVID LYNN &	29	6,465	0	711	60.00		
2021	2021-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	60.00		
2020	2020-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	60.00		
2019	2019-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	61.00		
2018	2018-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	61.00		
2017	2017-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	61.00		
2016	2016-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	62.00		
2015	2015-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	61.00		
2014	2014-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	63.00		
2013	2013-660026273	TIDWELL, LOUISE TRUST	29	6,465	0	711	63.00		




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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.284 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,371.00 x 1.10 = 13,608 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 13,608		 <p>660026273_001.JPG 5/10/2024</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,066 / 1,066
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,066
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2022 / 3

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 140,636 131.93 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.62	<b>Total Misc Impr</b>	+ 7,063	<b>Roofing Adj</b>	+ 4.16	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 130,580	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 3%)</b>	- 3,917
<b>Plumbing Adj</b>	+ 8.79	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 126,663
<b>Adj Base Cost</b>	= 115.87	<b>Lot Value</b>	+ 13,608	<b>Total Area</b>	x 1,066	<b>Indicated Value</b>	= 140,271
		<b>Value Per SqFt</b>	131.59	<b>Adjusted Cost</b>	= 123,517		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 126,663 <b>Lot Value</b> 13,608 <b>Indicated Value</b> 140,271 131.59 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 140,271 131.59 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155600	41x6		246	20.52		5,048
PRCH	Slab Porch - Covered	155601	16x6		96	20.99		2,015
SHLT	IN GROUND			1 2024	1	0.00		



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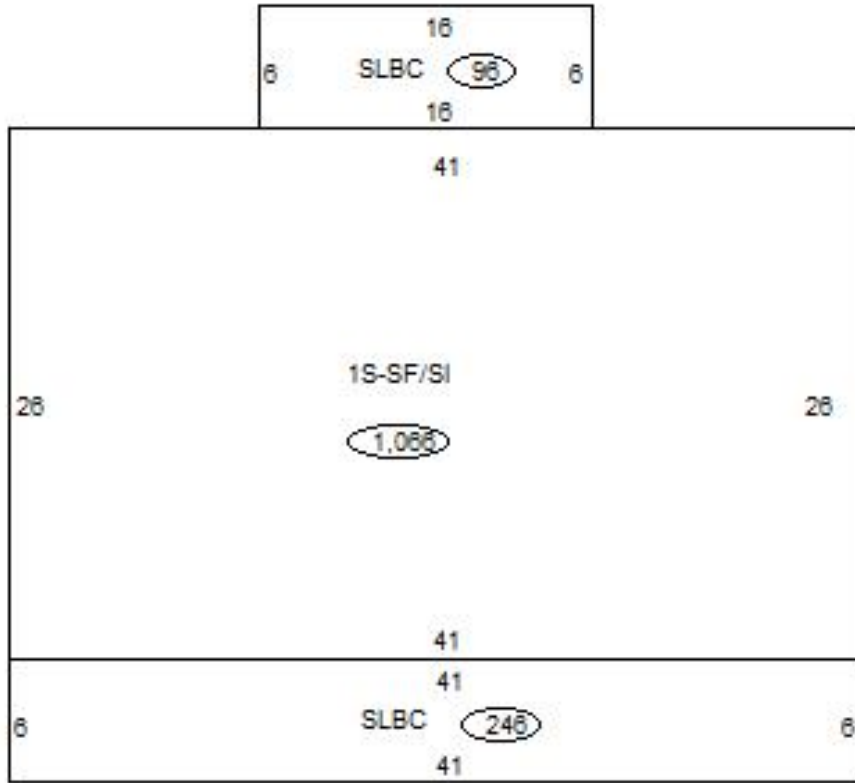
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### Sketch Image

660026273



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,066	1.000	1,066
2	M	PRCH		13	SLBC	246	1.000	246
3	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						1,066		1,066