



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:51:40
Page 1

Assessment Data					Primary Image																																																	
Account 660027496 Parcel ID 23N17E-31-3-00000-000-0000 Cadastral ID 31-23-17-00100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 287129 POWELL, JEFF & LAURIE ANN REVOCABLE TRUST DANIEL POWELL-SUCC TRUSTEE 77 HIGH ST TOPSFIELD MA 01983-0000 Parcel Location Situs 15953 E 410 RD Subdivision Lot/Block / Parcel Size 5.84 - Acres Sec/Twn/Rng 31 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-04\IMG_0011 11/6/2020</p>																																																	
Legal Description Lat/Long: 36.42430566 -95.54274761																																																						
W 5.84 A OF SW 10.84A LOT 4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2654/404 1631/765	POWELL, JEFFREY R & LEE, LUCIAN JOY	08/18/2017 10/23/2004	 101,000	4 YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>101.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 77,048</td> <td>55,332</td> <td>11%</td> <td>6,087</td> <td>Assessed</td> <td>19,402</td> <td>1,972.41</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 147,960</td> <td>121,043</td> <td> </td> <td>13,315</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 225,008</td> <td>176,375</td> <td> </td> <td>19,402</td> <td>Total Taxable</td> <td>19,402</td> <td>1,972.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	Remove Cap	2005	Land Value 77,048	55,332	11%	6,087	Assessed	19,402	1,972.41	Year Frozen	0	Improvements 147,960	121,043		13,315	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 225,008	176,375		19,402	Total Taxable	19,402	1,972.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027496	POWELL, JEFF & LAURIE ANN	70	220,377	0	18,478	1,878.00																																															
2024	2024-660027496	POWELL, JEFF & LAURIE ANN	70	203,398	0	17,598	1,834.00																																															
2023	2023-660027496	POWELL, JEFFREY R &	70	152,361	1000	15,759	1,656.00																																															
2022	2022-660027496	POWELL, JEFFREY R &	70	149,671	1000	15,464	1,633.00																																															
2021	2021-660027496	POWELL, JEFFREY R &	70	155,916	1000	16,063	1,651.00																																															
2020	2020-660027496	POWELL, JEFFREY R &	70	152,060	1000	15,566	1,664.00																																															
2019	2019-660027496	POWELL, JEFFREY R &	70	146,212	1000	15,083	1,618.00																																															
2018	2018-660027496	POWELL, JEFFREY R &	70	157,194	1000	15,124	1,593.00																																															
2017	2017-660027496	POWELL, JEFFREY R &	70	155,974	1000	14,654	1,548.00																																															
2016	2016-660027496	POWELL, JEFFREY R &	70	152,277	1000	14,199	1,553.00																																															
2015	2015-660027496	POWELL, JEFFREY R &	70	148,437	1000	13,756	1,492.00																																															
2014	2014-660027496	POWELL, JEFFREY R &	70	146,943	1000	13,326	1,425.00																																															
2013	2013-660027496	POWELL, JEFFREY R &	70	141,890	1000	12,909	1,349.00																																															



Rogers

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Date 04/17/2026
Time 05:51:41
Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5.84	
Non-Ag Acres	5.0751	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	221,072.00 x .35 = 77,048	
Factor Value		
Adjustments	1.0000	
Lot Value	77,048	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,872
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	201,445	107.61	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.01	Total Misc Impr	+	15,987			
Roofing Adj	+ 4.77	Garage Cost	+	19,457			
Subfloor Adj	+ -2.26	Total RCN	=	279,384			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	134,104			
Plumbing Adj	+ 6.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,280			
Adj Base Cost	= 130.31	Lot Value	+	77,048			
Total Area	x 1,872	Indicated Value	=	222,328			
Adjusted Cost	= 243,940	Value Per SqFt		118.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,280		
Lot Value	77,048		
Indicated Value	222,328	118.76	Per SqFt
Agland Value			
Site Improvements	2,680		
Total Value	225,008	120.20	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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	66615	18x6		108	69.91		7,550
PATO	SLAB PORCH - OPEN	66616	20x16		320	8.82		2,822



Rogers

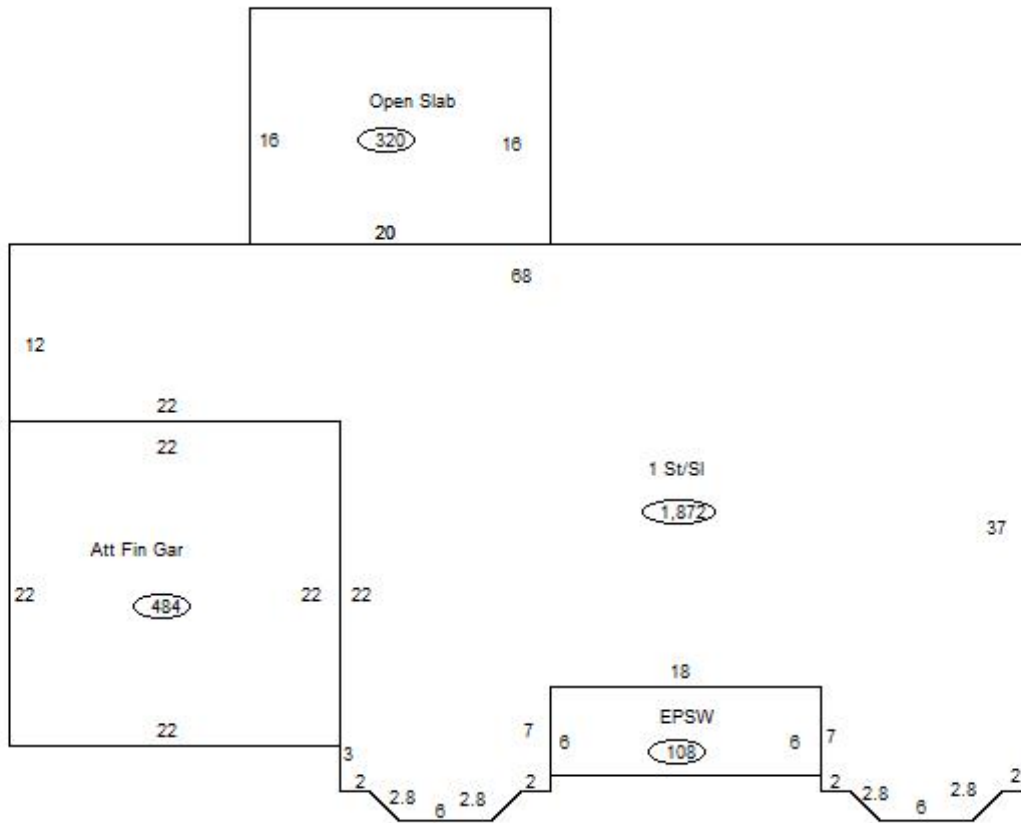
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Date 04/17/2026
 Time 05:51:41
 Page 3

Sketch Image

660027496



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,872	1.000	1,872
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	EPSW		13	EPSW	108	1.000	108
4	M	PATO		13	Open Slab	320	1.000	320
Total Building Area						1,872		1,872



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 Time 05:51:41
 Page 4

660027496

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GZBO	Gazebo	8x8x8	Concrete	Composition Shingle	136	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (30.85 x 136)		4,196		4,196	2,727	1,469
	SHDS	Shed - Small	20x20x8	Dirt	Galvanized Metal	400	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (10.44 x 400)		4,176		4,176	2,965	1,211
	SHDS	Shed - Small	8x10x8	Plank	Built Up Tar/Gravel	80	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.80 x 80)		2,064		2,064	2,064	