



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660028769 <b>Parcel ID</b> 000000-00-0-00609-004-0007 <b>Cadastral ID</b> 34-20-14-02040 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 316347 YODER LLC  401 E SMITH ST WINTER GARDEN FL 34787-0000  <b>Parcel Location</b> <b>Situs</b> 14796 E LATIMER ST <b>Subdivision</b> PONDEROSA ESTATES <b>Lot/Block</b> 0007 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660028769_001.JPG 9/29/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.17027570 -95.81149535																																																						
LOT 7 BLOCK 4 PONDEROSA ESTATES					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2502/426	JPMORGAN CHASE BANK NA	09/28/2015	76,500	3																																													
					2495/291	SCOTT, RANDY	08/18/2015	0	10																																													
					1996/721	SCHNELLE, BRIAN F &	12/10/2008	104,000	YES																																													
					1148/564	CASTLEBERRY, DANNY R	12/10/1998	76,000	Yes																																													
<b>Parcel Valuation</b>					<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>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 65,481</td> <td>30,904</td> <td>11%</td> <td>3,399</td> <td>Assessed</td> <td>12,846</td> <td>1,370.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 101,172</td> <td>85,880</td> <td> </td> <td>9,447</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 166,653</td> <td>116,784</td> <td> </td> <td>12,846</td> <td>Total Taxable</td> <td>12,846</td> <td>1,370.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2016	Land Value 65,481	30,904	11%	3,399	Assessed	12,846	1,370.15	Year Frozen	0	Improvements 101,172	85,880		9,447	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 166,653	116,784		12,846	Total Taxable	12,846	1,370.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660028769	YODER LLC	1	161,788	0	12,235	1,305.00																																															
2024	2024-660028769	YODER LLC	1	168,263	0	11,652	1,229.00																																															
2023	2023-660028769	YODER LLC	1	100,883	0	11,097	1,139.00																																															
2022	2022-660028769	YODER LLC	1	102,477	0	11,272	1,131.00																																															
2021	2021-660028769	YODER LLC	1	106,694	0	11,219	987.00																																															
2020	2020-660028769	YODER LLC	1	97,137	0	10,685	946.00																																															
2019	2019-660028769	YODER LLC	1	94,989	0	10,449	938.00																																															
2018	2018-660028769	YODER LLC	1	99,230	0	10,915	974.00																																															
2017	2017-660028769	YODER LLC	20	98,426	0	10,827	978.00																																															
2016	2016-660028769	YODER LLC	20	96,029	0	10,563	939.00																																															
2015	2015-660028769	YODER LLC	20	93,169	0	10,249	916.00																																															
2014	2014-660028769	SCOTT, RANDY	20	88,879	0	9,777	884.00																																															
2013	2013-660028769	SCOTT, RANDY	20	85,305	0	9,384	840.00																																															



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.6136 <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> 26,727.00 x 2.45 = 65,481 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 65,481		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,314 / 1,314
<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>	1,314
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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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>	140,464	106.90	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	7		
<b>Indicated Value</b>	118,550		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.85	<b>Total Misc Impr</b>	+	10,495			
<b>Roofing Adj</b>	+ 4.55	<b>Garage Cost</b>	+	16,207			
<b>Subfloor Adj</b>	+ -1.16	<b>Total RCN</b>	=	198,376			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 49%)</b>	-	97,204			
<b>Plumbing Adj</b>	+ 7.94	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	101,172			
<b>Adj Base Cost</b>	= 130.65	<b>Lot Value</b>	+	65,481			
<b>Total Area</b>	x 1,314	<b>Indicated Value</b>	=	166,653			
<b>Adjusted Cost</b>	= 171,674	<b>Value Per SqFt</b>		126.83			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	101,172		
<b>Lot Value</b>	65,481		
<b>Indicated Value</b>	166,653	126.83	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	166,653	126.83	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69135		174	174	23.66		4,117
PATO	SLAB PORCH - OPEN	69136	12x10		120	10.68		1,282



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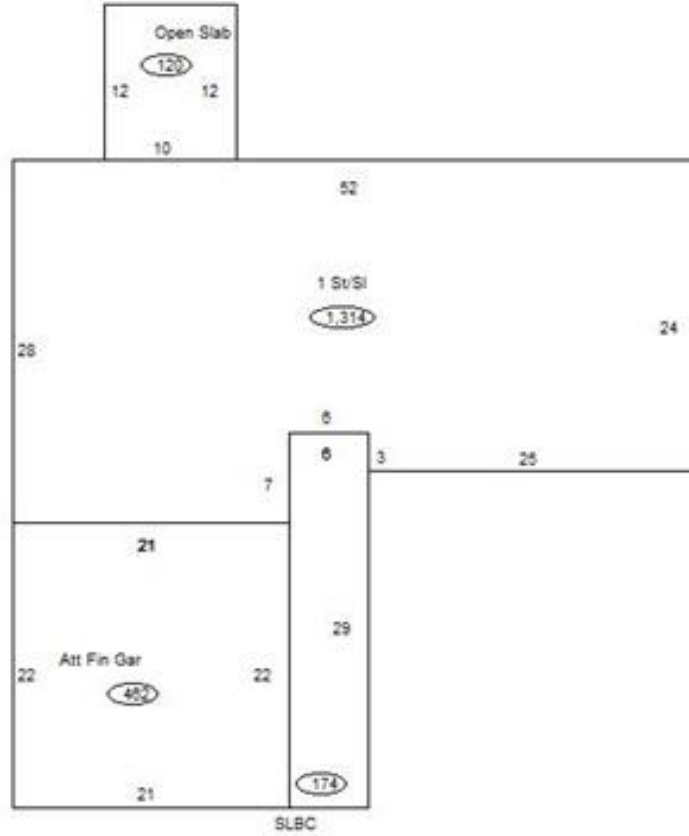
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,314	1.000	1,314
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,314</b>		<b>1,314</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x0	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.55 x 360)	1,998	1,998	1,998	
	SHDS	Shed - Small - NCV	5x5x7	Base	Formed Metal	25
	Qual 2	Cond 1	Year 2010	Eff Age 22		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.38 x 25)	810	810	810	