



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660028770													
Parcel ID	000000-00-0-00609-004-0009													
Cadastral ID	34-20-14-02050													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	334238													
WILSON, RICKY F & SHARON K														
PO BOX 6268 GOODYEAR AZ 85338-0000														
Parcel Location														
Situs	14804 E LATIMER ST													
Subdivision	PONDEROSA ESTATES													
Lot/Block	0009 / 0004	Parcel Size	2 - Lots											
Sec/Twn/Rng	34 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17029006 -95.81111847														
LOTS 8 & 9 BLOCK 4 PONDEROSA ESTATES														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PATTERSON, EDWARD	04/26/2021	82,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2022	Land Value	83,092	35,675	11%	3,924	Assessed	10,441	1,113.64					
Year Frozen	2013	Improvements	118,064	59,250		6,517	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	201,156	94,925		10,441	Total Taxable	10,441	1,114.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660028770	WILSON, RICKY F &	1	177,037	0	9,944	1,061.00							
2024	2024-660028770	WILSON, RICKY F &	1	216,998	0	9,470	999.00							
2023	2023-660028770	WILSON, RICKY F &	1	82,000	0	9,020	926.00							
2022	2022-660028770	WILSON, RICKY F &	1	82,000	0	9,020	905.00							
2021	2021-660028770	WILSON, RICKY F &	1	137,948	1000	6,869	604.00							
2020	2020-660028770	PATTERSON, EDWARD	1	122,761	1000	6,868	608.00							
2019	2019-660028770	PATTERSON, EDWARD	1	117,959	1000	6,869	617.00							
2018	2018-660028770	PATTERSON, EDWARD	1	123,732	1000	6,868	613.00							
2017	2017-660028770	PATTERSON, EDWARD	20	122,709	1000	6,868	620.00							
2016	2016-660028770	PATTERSON, EDWARD	20	120,242	1000	6,869	611.00							
2015	2015-660028770	PATTERSON, EDWARD	20	119,557	1000	6,869	614.00							
2014	2014-660028770	PATTERSON, EDWARD	20	111,543	1000	6,869	621.00							
2013	2013-660028770	PATTERSON, EDWARD	20	107,969	1000	6,868	615.00							



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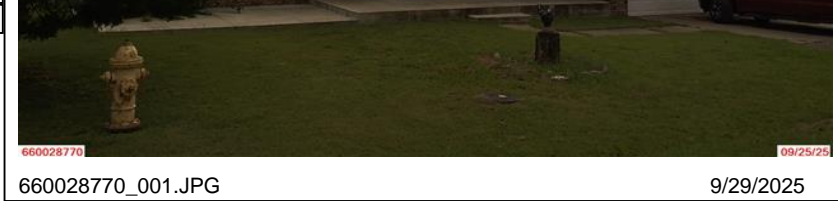
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.19	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,837.00 x 1.60 = 83,092	
Factor Value		
Adjustments	1.0000	
Lot Value	83,092	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,320 / 1,320
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,320
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
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	
Adusted R	0.8445		
Indicated Value	166,917	126.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	189,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.55	Total Misc Impr	+	6,889			
Roofing Adj	+ 4.90	Garage Cost	+	18,168			
Subfloor Adj	+ -2.31	Total RCN	=	202,584			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	97,240			
Plumbing Adj	+ 8.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	105,344			
Adj Base Cost	= 134.49	Lot Value	+	83,092			
Total Area	x 1,320	Indicated Value	=	188,436			
Adjusted Cost	= 177,527	Value Per SqFt		142.75			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,344		
Lot Value	83,092		
Indicated Value	188,436	142.75	Per SqFt
Agland Value			
Site Improvements	12,720		
Total Value	201,156	152.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69139	18x6		108	26.59		2,872
PATO	SLAB PORCH - OPEN	69140	14x12		168	10.85		1,823
PATO	Patio - Open	175343	212		212	10.35		2,194
CNV	SAFE ROOM NV	175344	8x8		64	0.00		



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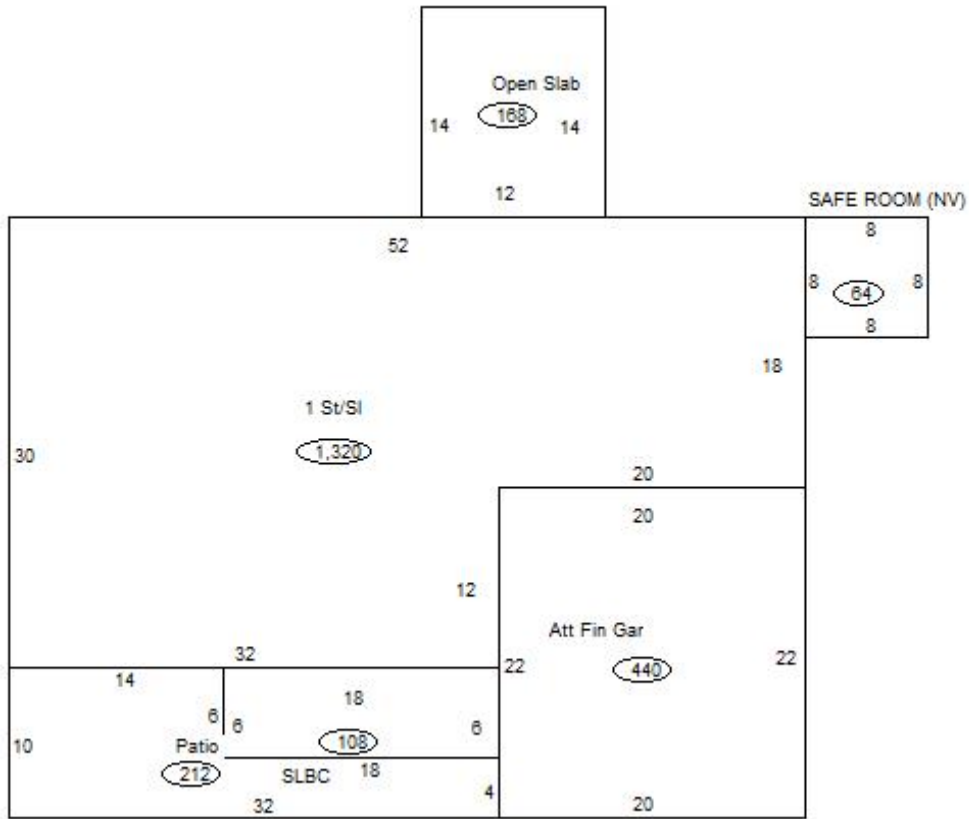
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Sketch Image

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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	1,320	1.000	1,320
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PATO		13	Open Slab	168	1.000	168
5	M	PATO		13	Patio	212	1.000	212
6	M	CNV		13	SAFE ROOM (NV)	64	1.000	64
Total Building Area						1,320		1,320



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	25x36x10	Dirt	Formed Metal	900
	Qual 2	Cond 2	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (3.90 x 900)	3,510		3,510	527	2,983
	GRDT	Garage - Detached	25x30x8	Concrete	Composition Shingle	750
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 750)	12,983		12,983	3,246	9,737