



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:02:36  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029576 <b>Parcel ID</b> 000000-00-0-00945-005-0009 <b>Cadastral ID</b> 34-22-14-02480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 27 - COLLINSVILLE/COLL FIRE <b>Name ID</b> 333828 DOWNEY, DEBORAH BRAKE REVOCABLE LIVING TRUST  16655 COUNTY RD 220 SALIDA CO 81201-0000  <b>Parcel Location</b> <b>Situs</b> 13105 N 153RD E AVE <b>Subdivision</b> WINDING CREEK ESTATES III <b>Lot/Block</b> 0009 / 0005 Parcel Size 2 - Lots <b>Sec/Twn/Rng</b> 34 / 22 / 14 / 5 <b>Neighborhood</b> 1096 - R-V02-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.34432429 -95.80180091 LOT 9 BLOCK 5 WINDING CREEK EXT. 3 & LOT 10 BLOCK 5 WINDING CREEK EXT. 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 0 <b>Units Buildable</b> 217044.4 <b>Non-Ag Acres</b> 7.9434 <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> 346,014.00 x .44 = 150,703 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 150,703		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,277 / 2,277
<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>	2,277
<b>Fixture/RghIn</b>	11 /
<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>	1998 / 21

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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>	232,380	102.06	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	311,780		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	215,381		
<b>Lot Value</b>	150,703		
<b>Indicated Value</b>	366,084	160.77	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,828		
<b>Total Value</b>	384,912	169.04	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.70	<b>Total Misc Impr</b>	+ 9,272				
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 279,165				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 25%)</b>	- 69,791				
<b>Plumbing Adj</b>	+ 6.81	<b>Lump Sums</b>	+ 6,007				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 215,381				
<b>Adj Base Cost</b>	= 118.53	<b>Lot Value</b>	+ 150,703				
<b>Total Area</b>	x 2,277	<b>Indicated Value</b>	= 366,084				
<b>Adjusted Cost</b>	= 269,893	<b>Value Per SqFt</b>	160.77				

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
PRCH	SLAB PORCH - COVERED	71013	23x6		138	26.50		3,657
WODO	WOOD DECK - OPEN	71014	506		506	16.96	30%	6,007



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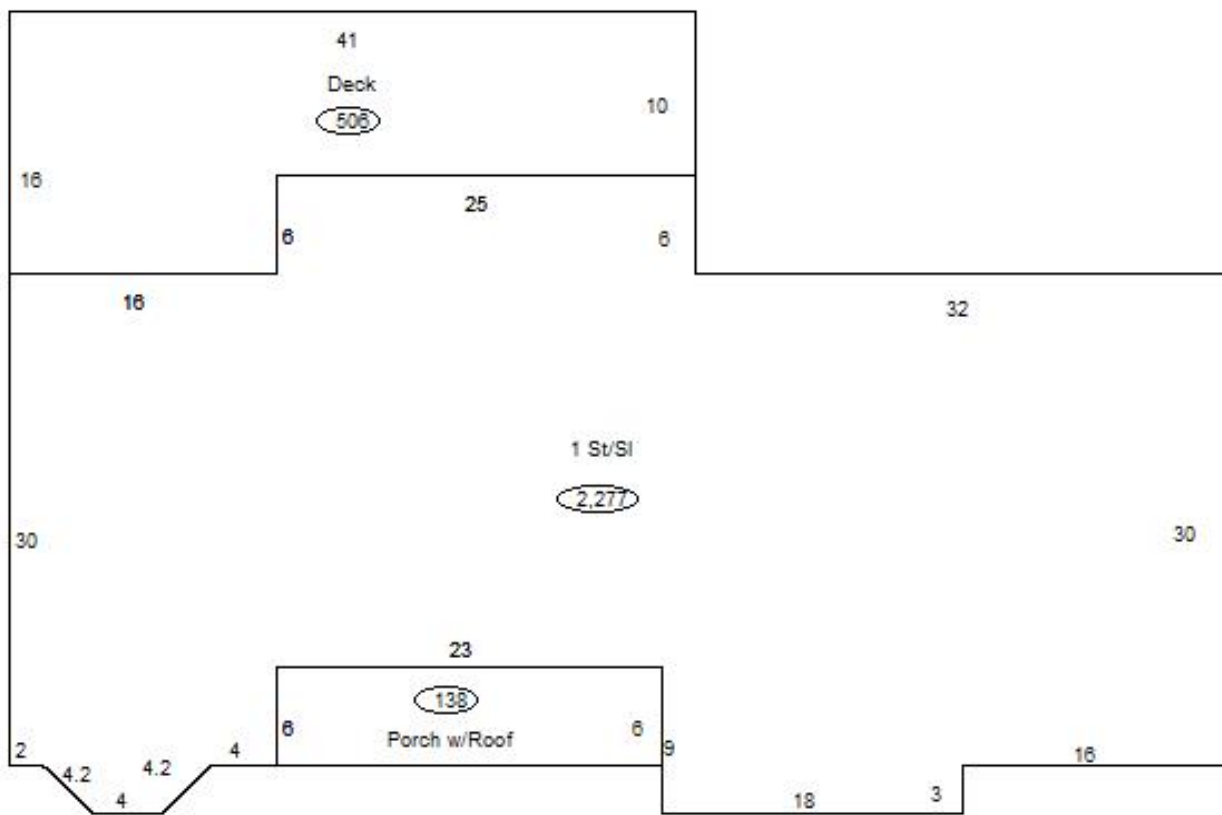
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### Sketch Image

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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/Sl	2,277	1.000	2,277
2	M	PRCH		13	SLBC	138	1.000	138
3	M	WODO		13	WODO	506	1.000	506
<b>Total Building Area</b>						<b>2,277</b>		<b>2,277</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x48x8	Concrete	Composition Shingle	1,152
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,152)		31,380	31,380	12,552		18,828