



# 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> 660030051 <b>Parcel ID</b> 000000-00-0-00375-011-0001 <b>Cadastral ID</b> 35-20-14-05330 <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> 312404 ROCHEL, ENRIQUETA & SANTIAGO  504 LAVOIE ELGIN IL 60120-0000  <b>Parcel Location</b> <b>Situs</b> 16470 S OKLAHOMA ST <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0001 / 0011 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-26\IMG_005 5/27/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.17501382 -95.79324819																																																						
LOT 1 BLOCK 11 HIGHLAND ACRES					<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>																																													
					2404/194	MESSER, FREDRICK R	05/31/2014	500	WB																																													
<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>2015</td> <td>Land Value 38,931</td> <td>24,399</td> <td>11%</td> <td>2,684</td> <td>Assessed</td> <td>19,286</td> <td>2,057.04</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 195,108</td> <td>150,926</td> <td> </td> <td>16,602</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 234,039</td> <td>175,325</td> <td> </td> <td>19,286</td> <td>Total Taxable</td> <td>19,286</td> <td>2,057.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2015	Land Value 38,931	24,399	11%	2,684	Assessed	19,286	2,057.04	Year Frozen	0	Improvements 195,108	150,926		16,602	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 234,039	175,325		19,286	Total Taxable	19,286	2,057.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030051	ROCHEL, ENRIQUETA &	1	208,619	0	18,367	1,959.00																																															
2024	2024-660030051	ROCHEL, ENRIQUETA &	1	220,739	0	17,493	1,845.00																																															
2023	2023-660030051	ROCHEL, ENRIQUETA &	1	156,385	0	16,660	1,710.00																																															
2022	2022-660030051	ROCHEL, ENRIQUETA &	1	144,242	0	15,867	1,593.00																																															
2021	2021-660030051	ROCHEL, ENRIQUETA &	1	152,518	0	16,777	1,476.00																																															
2020	2020-660030051	ROCHEL, ENRIQUETA &	1	154,013	0	16,941	1,500.00																																															
2019	2019-660030051	ROCHEL, ENRIQUETA &	1	147,330	0	16,206	1,455.00																																															
2018	2018-660030051	ROCHEL, ENRIQUETA &	1	155,509	0	17,106	1,527.00																																															
2017	2017-660030051	ROCHEL, ENRIQUETA &	1	154,078	0	16,949	1,530.00																																															
2016	2016-660030051	ROCHEL, ENRIQUETA &	1	149,627	0	16,445	1,463.00																																															
2015	2015-660030051	ROCHEL, ENRIQUETA &	1	142,379	0	15,662	1,400.00																																															
2014	2014-660030051	ROCHEL, ENRIQUETA &	1	156,310	0	15,093	1,365.00																																															
2013	2013-660030051	MESSER, FREDRICK R	1	156,224	0	14,374	1,287.00																																															



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-26\IMG_005 5/27/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3648							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	15,890.00 x 2.45 = 38,931							
Factor Value								
Adjustments	1.0000							
Lot Value	38,931							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type	1 Single Family Residence			GRM Code				
Condition	3 - Average			Gross Rent	0.00			
Quality	3.5 - Average			Indicated Value				
Architecture	TRAD TRADITIONAL			<b>Multiple Regression</b>				
Style	100% One Story			MRA Code	1 Test			
Exterior Wall	100% Veneer, Stone			Adusted R	0.8445			
Base/Total Area	2,065 / 2,065			Indicated Value	243,491	117.91	Per SqFt	
Style	100% One Story			<b>Direct Comparables</b>				
HVAC	100% Warmed & Cooled Air 2 Wall Air Conditioner			Selection Model	A Adam Test			
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential			
Area on Slab	0			Comparables				
Fixture/RghIn	11 /			Indicated Value				
Bed/F/H Bath	3 / 2.0 /			<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type	462 Attached Garage - Finished			Improvements	195,108			
Remodel				Lot Value	38,931			
Year/Eff Age	1978 / 36			Indicated Value	234,039	113.34	Per SqFt	
<b>Cost Approach</b>				<b>Value Reconciliation</b>				
Manual : 01/2025								
Base Cost	117.49	Total Misc Impr	+ 17,493					
Roofing Adj	+ 5.34	Garage Cost	+ 23,497					
Subfloor Adj	+ 0.00	Total RCN	= 342,294					
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	- 147,186					
Plumbing Adj	+ 8.61	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 195,108					
Adj Base Cost	= 145.91	Lot Value	+ 38,931					
Total Area	x 2,065	Indicated Value	= 234,039					
Adjusted Cost	= 301,304	Value Per SqFt	113.34					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	71780	17x4		68	29.31		1,993
PATO	SLAB PORCH - OPEN	71781	23x18		414	9.69		4,012
PATO	SLAB PORCH - OPEN	71782	29x18		522	9.69		5,058



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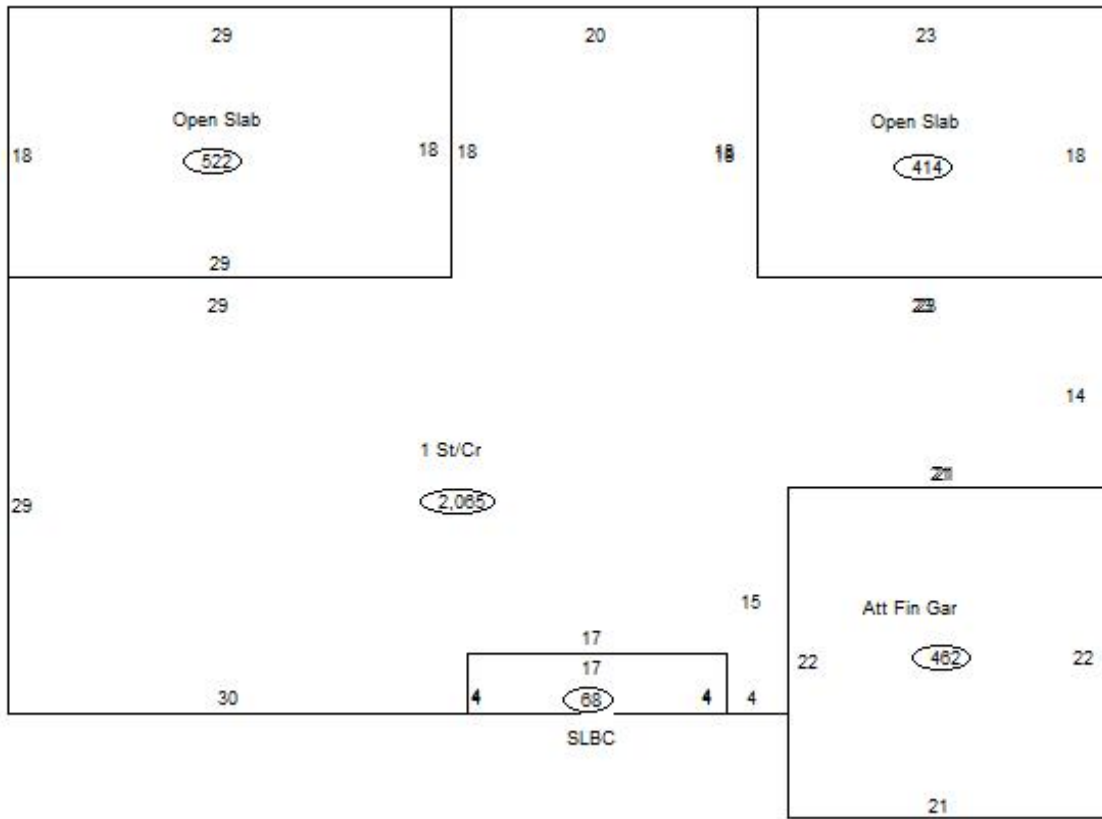
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### Sketch Image

660030051



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,065	1.000	2,065
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PATO		13	Open Slab	414	1.000	414
5	M	PATO		13	Open Slab	522	1.000	522
<b>Total Building Area</b>						2,065		2,065