



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 660031507 Parcel ID 000000-00-0-00075-002-0018 Cadastral ID 36-21-15-08370 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 314659 JACA FAMILY LTD PARTNERSHIP PO BOX 8016 RANCHO SANTA FE CA 92067-0000 Parcel Location Situs 24912 HEARTWOOD Subdivision BRIDGEPORT 1 Lot/Block 0018 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-16\IMG_0038.JPG 6/16/2022</p>																																																	
Legal Description Lot/Long: 36.25122849 -95.66316811																																																						
LOT 18 BLOCK 2 BRIDGEPORT 1					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2458/811	KIRBY, CHERISSEA D	02/23/2015	106,500	YES																																													
					1548/272	FLETCHER, MARVIN &	12/05/2003	85,500	YES																																													
					1057/819	VREELAND, FRANK &	03/14/1997	63,500	Yes																																													
					1053/315	HILLCREST PROPERTIES, INC	01/29/1997	7,000	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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 54,117</td> <td>33,369</td> <td>11%</td> <td>3,671</td> <td>Assessed</td> <td>17,106</td> <td>1,781.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 122,134</td> <td>122,134</td> <td> </td> <td>13,435</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 176,251</td> <td>155,503</td> <td> </td> <td>17,106</td> <td>Total Taxable</td> <td>17,106</td> <td>1,781.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2016	Land Value 54,117	33,369	11%	3,671	Assessed	17,106	1,781.28	Year Frozen	0	Improvements 122,134	122,134		13,435	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 176,251	155,503		17,106	Total Taxable	17,106	1,781.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031507	JACA FAMILY LTD PARTNERSHIP	80	176,443	0	16,291	1,697.00																																															
2024	2024-660031507	JACA FAMILY LTD PARTNERSHIP	80	180,670	0	15,515	1,487.00																																															
2023	2023-660031507	JACA FAMILY LTD PARTNERSHIP	80	139,891	0	14,776	1,395.00																																															
2022	2022-660031507	JACA FAMILY LTD PARTNERSHIP	80	138,390	0	14,073	1,353.00																																															
2021	2021-660031507	JACA FAMILY LTD PARTNERSHIP	80	130,110	0	13,403	1,254.00																																															
2020	2020-660031507	JACA FAMILY LTD PARTNERSHIP	80	119,278	0	12,765	1,198.00																																															
2019	2019-660031507	JACA FAMILY LTD PARTNERSHIP	80	110,516	0	12,157	1,158.00																																															
2018	2018-660031507	JACA FAMILY LTD PARTNERSHIP	80	112,405	0	12,365	1,178.00																																															
2017	2017-660031507	JACA FAMILY LTD PARTNERSHIP	80	111,531	0	12,268	1,172.00																																															
2016	2016-660031507	JACA FAMILY LTD PARTNERSHIP	80	108,837	0	11,972	1,147.00																																															
2015	2015-660031507	JACA FAMILY LTD PARTNERSHIP	80	107,839	0	11,862	1,145.00																																															
2014	2014-660031507	KIRBY, CHERISSEA D	80	110,188	0	12,121	1,108.00																																															
2013	2013-660031507	KIRBY, CHERISSEA D	80	108,999	0	11,660	1,104.00																																															



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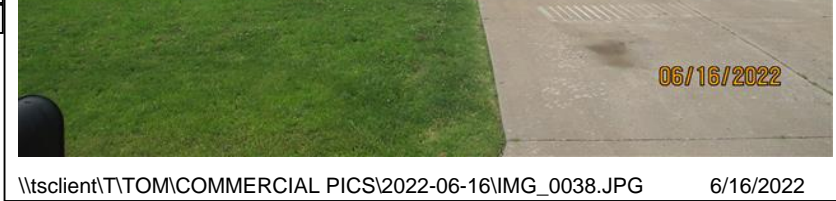
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2381	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	10,371.00 x 5.22 = 54,117	
Factor Value		
Adjustments	1.0000	
Lot Value	54,117	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



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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	154,184	137.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	153,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.75	Total Misc Impr	+	9,798			
Roofing Adj	+ 4.87	Garage Cost	+	12,814			
Subfloor Adj	+ -1.26	Total RCN	=	172,020			
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	49,886			
Plumbing Adj	+ 12.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,134			
Adj Base Cost	= 133.40	Lot Value	+	54,117			
Total Area	x 1,120	Indicated Value	=	176,251			
Adjusted Cost	= 149,408	Value Per SqFt		157.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,134		
Lot Value	54,117		
Indicated Value	176,251	157.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	176,251	157.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74879	214		214	23.52		5,033
PRCH	SLAB PORCH - COVERED	74880	18x11		198	23.57		4,667
PATO	SLAB PORCH - OPEN	74881	3x3		9	10.86		98

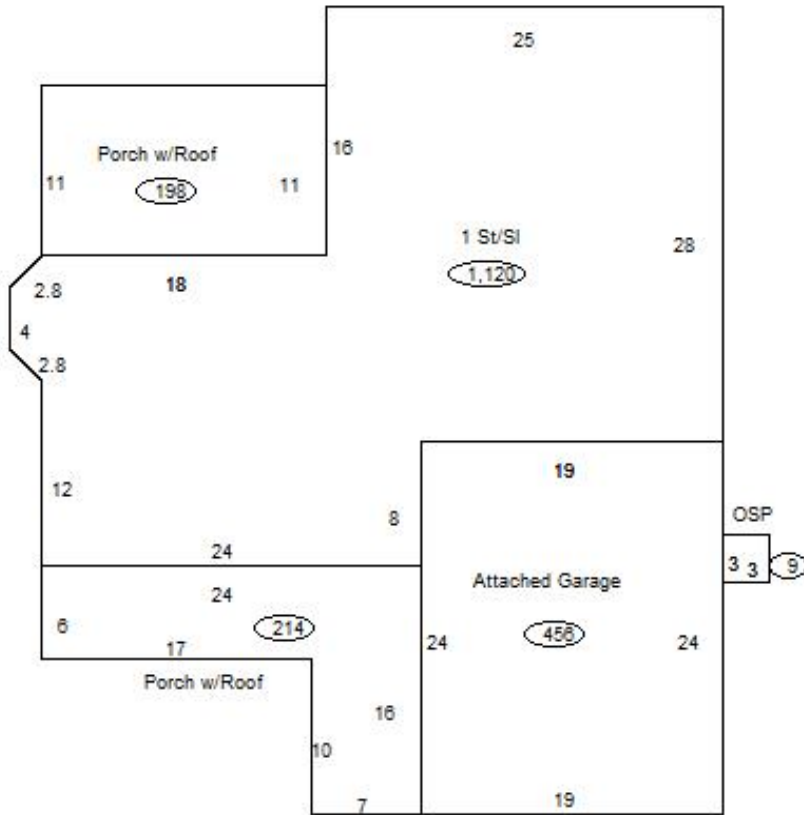


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Sketch Image

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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	1,120	1.000	1,120
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	214	1.000	214
4	M	PRCH		13	SLBC	198	1.000	198
5	M	PATO		13	Open Slab	9	1.000	9
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						