



# 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> 660031529 <b>Parcel ID</b> 000000-00-0-00075-003-0018 <b>Cadastral ID</b> 36-21-15-08590 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 315679 JACA FAMILY LIMITED PARTNERSHIP  PO BOX 486 RANCHO SANTA FE CA 92067-0000  <b>Parcel Location</b> <b>Situs</b> 09443 E ASPENWOOD DR <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0018 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0016.JPG 6/29/2022</p>																																																	
<b>Legal Description</b> Lot/Long: 36.25037289 -95.66143869																																																						
LOT 18 BLOCK 3 BRIDGEPORT 1					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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>																																													
					2486/116	SWANT, BREE ANNA &	06/22/2015	105,000	YES																																													
					2210/941	BEDSWORTH, WILLIAM N JR &	10/20/2011	87,500	4																																													
					1864/536	PETERS, MATTHEW E &--JENNIFER L	04/30/2007	96,500	YES																																													
					1249/474	ROSEMAN, CURTIS ALAN &	09/27/2000	85,000	Yes																																													
					1016/288	VREELAND, FRANK	02/16/1996	59,500	Yes																																													
					1010/343	HILLCREST PROPERTIES, INC	12/13/1995	7,000	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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 38,169</td> <td>35,596</td> <td>11%</td> <td>3,916</td> <td>Assessed</td> <td>17,087</td> <td>1,779.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 119,736</td> <td>119,736</td> <td></td> <td>13,171</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 157,905</td> <td>155,332</td> <td></td> <td>17,087</td> <td>Total Taxable</td> <td>17,087</td> <td>1,779.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2016	Land Value 38,169	35,596	11%	3,916	Assessed	17,087	1,779.30	Year Frozen	0	Improvements 119,736	119,736		13,171	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 157,905	155,332		17,087	Total Taxable	17,087	1,779.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	156,601	0	16,273	1,694.00																																															
2024	2024-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	159,055	0	15,498	1,486.00																																															
2023	2023-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	139,400	0	14,760	1,393.00																																															
2022	2022-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	136,401	0	14,057	1,351.00																																															
2021	2021-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	128,846	0	13,388	1,253.00																																															
2020	2020-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	120,327	0	12,751	1,195.00																																															
2019	2019-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	110,395	0	12,143	1,157.00																																															
2018	2018-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	113,429	0	12,477	1,190.00																																															
2017	2017-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	112,516	0	12,377	1,183.00																																															
2016	2016-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	109,779	0	12,076	1,157.00																																															
2015	2015-660031529	JACA FAMILY LIMITED PARTNERSHIP	80	107,654	0	11,842	1,144.00																																															
2014	2014-660031529	SWANT, BREE ANNA &	80	109,490	0	12,044	1,101.00																																															
2013	2013-660031529	SWANT, BREE ANNA &	80	108,543	0	11,697	1,108.00																																															



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1473 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,415.00 x 5.95 = 38,169 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 38,169		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	1,152 / 1,152
<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>	1,152
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	399 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23

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>	149,867	130.09	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	149,920		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.37	<b>Total Misc Impr</b>	+ 8,991				
<b>Roofing Adj</b>	+ 4.73	<b>Garage Cost</b>	+ 11,679				
<b>Subfloor Adj</b>	+ -1.24	<b>Total RCN</b>	= 171,052				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 51,316				
<b>Plumbing Adj</b>	+ 12.21	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 119,736				
<b>Adj Base Cost</b>	= 130.54	<b>Lot Value</b>	+ 38,169				
<b>Total Area</b>	x 1,152	<b>Indicated Value</b>	= 157,905				
<b>Adjusted Cost</b>	= 150,382	<b>Value Per SqFt</b>	137.07				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	119,736		
<b>Lot Value</b>	38,169		
<b>Indicated Value</b>	157,905	137.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	157,905	137.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74968	183		183	23.63		4,324
PRCH	SLAB PORCH - COVERED	74969	18x11		198	23.57		4,667



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### Sketch Image

660031529



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,152	1.000	1,152
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	183	1.000	183
4	M	PRCH		13	SLBC	198	1.000	198
<b>Total Building Area</b>						<b>1,152</b>		<b>1,152</b>