



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	660031981													
Parcel ID	22N16E-36-1-00000-000-0000													
Cadastral ID	36-22-16-00200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	42394													
WINKLER, JIMMY L														
PO BOX 714														
BAYFIELD CO 81122-0714														
Parcel Location														
Situs	18172 S 4190 RD													
Subdivision														
Lot/Block	/	Parcel Size 4.13 - Acres												
Sec/Twn/Rng	36 / 22 / 16 / 1													
Neighborhood	2216 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.34863820 -95.54422569														
N 260' SE NE NE & S 41.2' N 301.2' E 530' SE NE NE LESS TR BEG: NE/C SE NE NE; S 23'; W 660'; N 17.9'; E 660' TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax						
Remove Cap	0	Land Value 75,328	8,530	11%	938	Assessed	18,958	1,674.37						
Year Frozen	0	Improvements 203,200	163,816		18,020	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00						
TIF Project ID	0	Total Value 278,528	172,346		18,958	Total Taxable	17,958	1,586.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031981	WINKLER, JIMMY L	9	248,923	1000	17,406	1,537.00							
2024	2024-660031981	WINKLER, JIMMY L	9	256,466	1000	16,871	1,496.00							
2023	2023-660031981	WINKLER, JIMMY L	9	163,582	1000	16,349	1,484.00							
2022	2022-660031981	WINKLER, JIMMY L	9	153,130	1000	15,844	1,454.00							
2021	2021-660031981	WINKLER, JIMMY L	9	151,450	1000	15,659	1,381.00							
2020	2020-660031981	WINKLER, JIMMY L	9	152,662	1000	15,792	1,438.00							
2019	2019-660031981	WINKLER, JIMMY L	9	182,303	1000	16,472	1,475.00							
2018	2018-660031981	WINKLER, JIMMY L	9	189,490	1000	15,964	1,447.00							
2017	2017-660031981	WINKLER, JIMMY L	9	187,999	1000	15,469	1,381.00							
2016	2016-660031981	WINKLER, JIMMY L	9	184,067	1000	14,990	1,332.00							
2015	2015-660031981	WINKLER, JIMMY L	9	184,441	1000	14,524	1,322.00							
2014	2014-660031981	WINKLER, JIMMY L	9	189,533	1000	14,072	1,298.00							
2013	2013-660031981	WINKLER, JIMMY L	9	182,065	1000	13,633	1,237.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	4.0464		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	176,263.00 x .43 = 75,328		
Factor Value			
Adjustments	1.0000		
Lot Value	75,328		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,071 / 2,071
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,071
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,036 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	296,295 143.07 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	145,978
Lot Value	75,328
Indicated Value	221,306 106.86 Per SqFt
Agland Value	
Site Improvements	57,222
Total Value	278,528 134.49 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.80	Total Misc Impr	+ 17,423
Roofing Adj	+ 4.85	Garage Cost	+ 26,584
Subfloor Adj	+ -1.21	Total RCN	= 286,231
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 140,253
Plumbing Adj	+ 5.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 145,978
Adj Base Cost	= 116.96	Lot Value	+ 75,328
Total Area	x 2,071	Indicated Value	= 221,306
Adjusted Cost	= 242,224	Value Per SqFt	106.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	76489	36x12		432	22.99		9,932
PRCH	SLAB PORCH - COVERED	76490	20x5		100	23.95		2,395



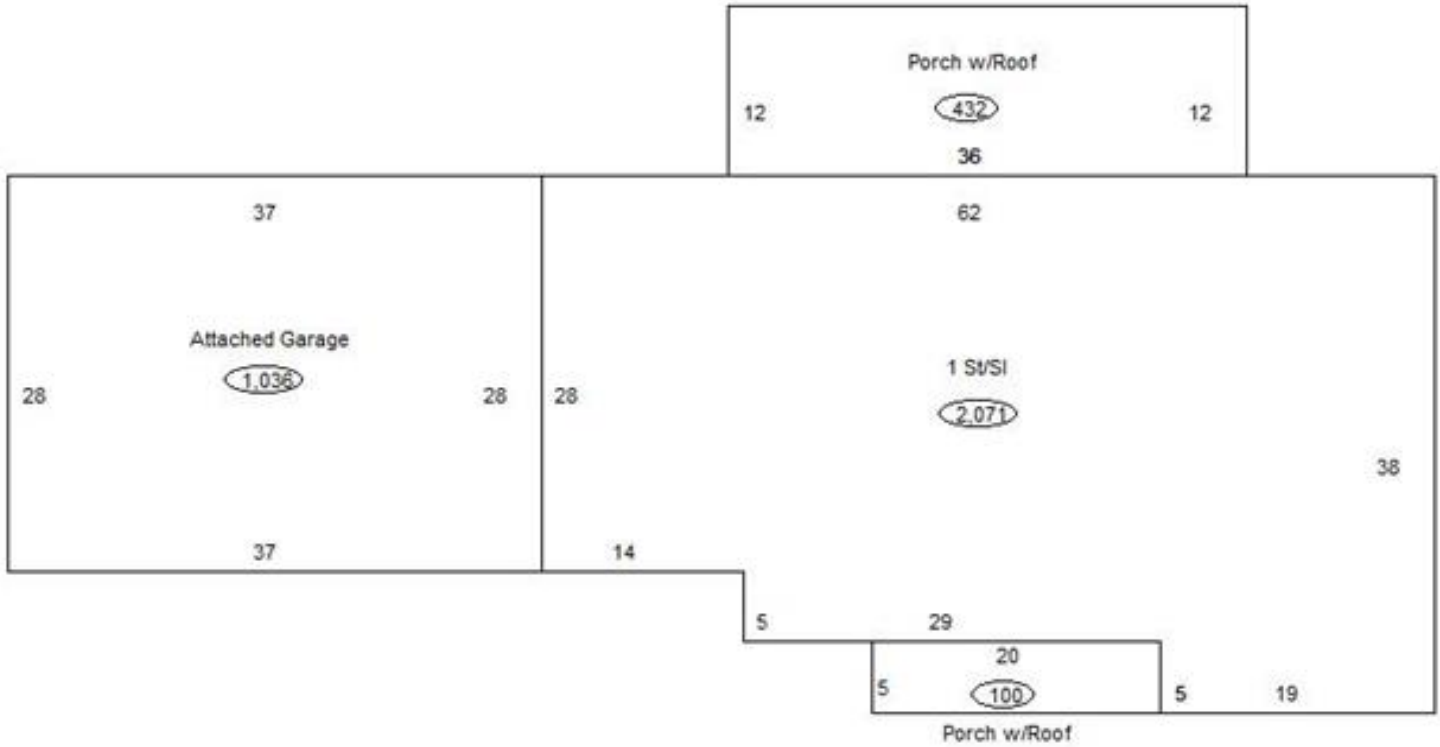
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Sketch Image

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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	2,071	1.000	2,071
2	M	PRCH		13	SLBC	432	1.000	432
3	M	PRCH		13	SLBC	100	1.000	100
4	G	1		13	Attached Garage	1,036	1.000	1,036
Total Building Area						2,071		2,071



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	Carport Dirt	30x18x0			540	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 40% Func)	RCNLD	
		Base Cost (3.50 x 540)	1,890		1,890	756	1,134
	CP	Carport Dirt	20x20x0			400	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 40% Func)	RCNLD	
		Base Cost (3.50 x 400)	1,400		1,400	1,400	
	UTIL	SHOP BUILDING	0x0x0			1,536	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (28.58 x 1,536)	43,899		43,899	6,585	37,314
	UTIL	SHOP BUILDING	0x0x0			714	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 714)	22,334		22,334	7,817	14,517
	STF	STG FAIR				120	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 120)	562		562	337	225
	DTGF	DETACHED GARAGE FAIR	0x0x0			504	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 504)	8,064		8,064	4,032	4,032