



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:54:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660051392 <b>Parcel ID</b> 20N15E-30-3-00000-000-0000 <b>Cadastral ID</b> 30-20-15-00430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 346107 <b>AEG PETROLEUM PROPERTIES LLC</b>  PO BOX 225 PITKIN CO 81241-0000  <b>Parcel Location</b> <b>Situs</b> 00406 TIGERSWITCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11.12 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660051392_001.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18099835 -95.75646241																																																																																																																									
<b>TR IN SW, BEG SE/C SW, S 88-47 W ALG S/L 36', W 1086.35' ON A 4-10 CURVE TO RT W RAD(1375.10 145.83' TO POB, NLY ON CURVE 1202 99' TO A PT ON S ROW/L RR, SWLY ALG RR ROW ON CURVE TO RIGHT W RAD (1682.36') 610. 69', S 887.93', N 88-47-10 E PAR TO S/L SW 529.46' TO POB &amp; TR BEG SW/C SW, E 2200' N 60 'N</b>					<b>Building Permits</b>																																																																																																																				
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	11.12		
Non-Ag Acres	11.447		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	498,645.00 x .39 = 192,179		
Factor Value	0		
Adjustments			
Lot Value	192,179		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122332
Total Building Area	10,200	Image Date	12/9/2025
Total Base Value	735,318	Name	001.JPG
Modifier Value		Description	660051392_001.JPG
Misc Improvements			
Replacement Cost New	735,318		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	382,365		
Economic Depreciation			
RCNLD (All Sources)	382,365		
Depreciated Improvements			
Outbuilding Value	24,534		
Total Improvement Value	406,899		
Land Value	192,179		
Cost Approach Value	599,078		
	58.73/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	24,534
Miscellaneous Income		Land Value	192,179
Effective Gross Income (EGI)		Total Appraised Value	599,078
Total Expenses			58.73/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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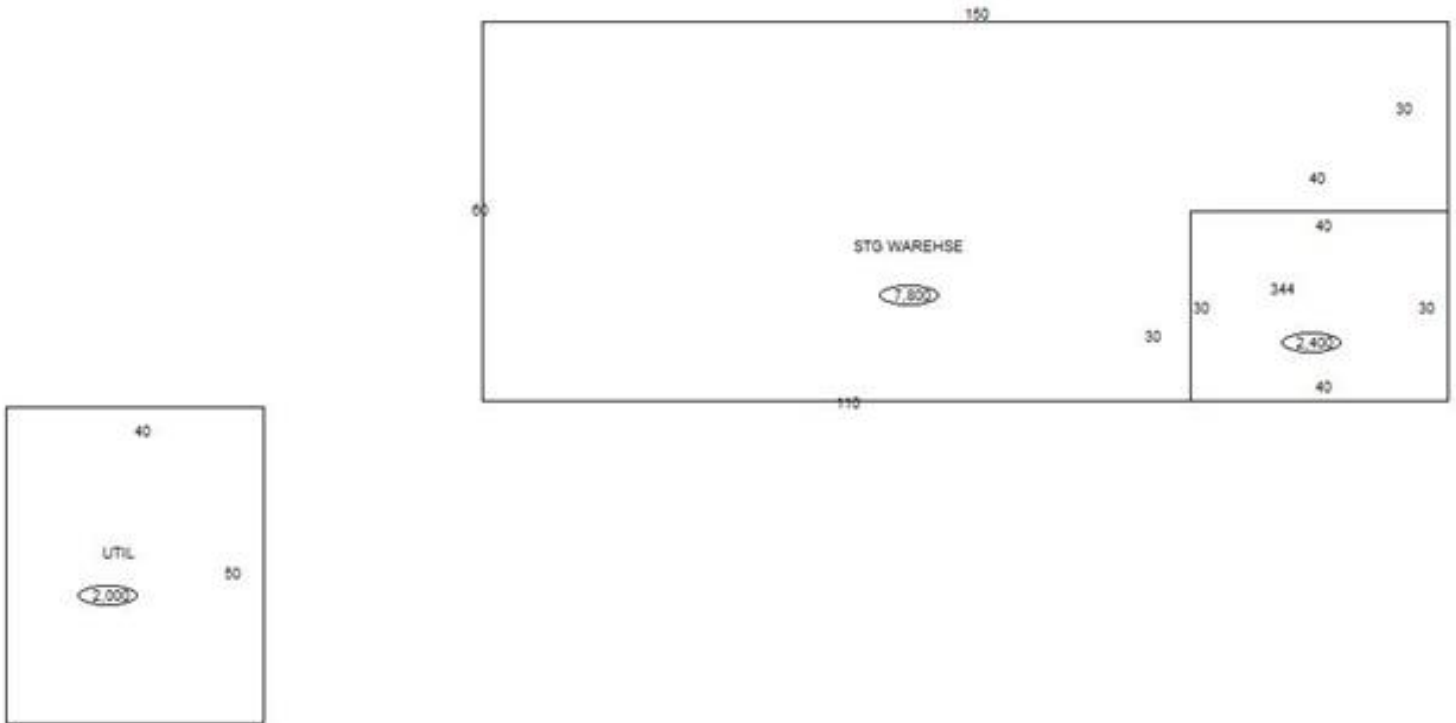
Date 04/18/2026

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### Sketch Image

660051392



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	STG WAREHSE	7,800	1.000	7,800
2	C	344		25	344	1,200	2.000	2,400
3	O	UTIL		25	UTIL	2,000	1.000	2,000
<b>Total Building Area</b>						<b>9,000</b>		<b>10,200</b>



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Account 660051392  
Parcel ID 20N15E-30-3-00000-000-0000  
Cadastral ID 30-20-15-00430

Tax Area Code 1  
Property Class UC  
Owners Name AEG PETROLEUM PROPERTIES LLC

### Building Data

Building ID 1658  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 76%  
Occupancy 2 344 Office Building 24%  
Occupancy 3  
Total Floor Area 10,200  
Average Perimeter 350  
Number Of Storys 2.00  
Average Wall Ht 6.00  
Year Built 1990  
Effective Age 23  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.58  
Wall Cost 8.00  
HVAC Cost 15.51  
Basement Cost 0.00  
Total Base Cost 72.09  
Total Area 10,200  
Base RCN 735,318  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 735,318  
Physical Depreciation 48%  
Functional Depreciation  
Total Depreciation 48% (352,953)  
Total RCNLD 382,365  
Lump Sums  
Total Building Value 382,365 \$ 37.49 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x50x10	Concrete	Formed Metal	2,000
	Qual 3	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (27.26 x 2,000)		54,520	29,986	24,534
<b>Total Site Improvement Value</b>				<b>24,534</b>