



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:20:42
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Assessment Data					Primary Image					
Account	660056961									
Parcel ID	000000-00-0-20020-001-0001									
Cadastral ID	19-20-15-02085									
Property Type	REAL - Real Property									
Property Class	CNTU	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	183694									
CHEROKEE VILLAGE					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-28\IMG_004 9/29/2021					
00000-0000										
Parcel Location					Building Permits					
Situs	00310 CHIEF STAND WATIE DR									
Subdivision	CHEROKEE VILLAGE									
Lot/Block	0001 / 0001	Parcel Size	3 - Lots							
Sec/Twn/Rng	19 / 20 / 15 / 5									
Neighborhood	1189 - R-V03-SW CATOOSA									
School District	S002 - CATOOSA SCHOOLS									
Legal Description					Sale History					
TR IN SE SE SW, BEG SE/C SW W 396', N 659.58', E 396', S 659.80' TO POB CHEROKEE VILLAGE										
Lat/Long: 36.19233838 -95.75397112										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0		Land Value	223,897	0	11%	0	Assessed	0	0.00
Year Frozen	0		Improvements	1,348,209	0		0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	1,572,106	0		0	Total Taxable	0	0.00
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660056961	CHEROKEE VILLAGE	1	1,592,050	0		.00			
2024	2024-660056961	CHEROKEE VILLAGE	1	1,931,045	0		.00			
2023	2023-660056961	CHEROKEE VILLAGE	1	1,418,302	0		.00			
2022	2022-660056961	CHEROKEE VILLAGE	1	1,455,206	0		.00			
2021	2021-660056961	CHEROKEE VILLAGE	1	1,455,206	0		.00			
2020	2020-660056961	CHEROKEE VILLAGE	1	1,438,938	0		.00			
2019	2019-660056961	CHEROKEE VILLAGE	1	1,368,124	0		.00			
2018	2018-660056961	CHEROKEE VILLAGE	1	1,423,825	0		.00			
2017	2017-660056961	CHEROKEE VILLAGE	1	1,418,495	0		.00			
2016	2016-660056961	CHEROKEE VILLAGE	1	1,262,978	0		.00			
2015	2015-660056961	CHEROKEE VILLAGE	1	1,262,978	0		.00			
2014	2014-660056961	CHEROKEE VILLAGE	1	1,262,978	0		.00			
2013	2013-660056961	CHEROKEE VILLAGE	1	1,059,384	0		.00			



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.8787	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	125,397.00 x 1.79 = 223,897	
Factor Value		
Adjustments		
Lot Value	223,897	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

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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	117,768	79.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	164,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.48	Total Misc Impr	+	6,155			
Roofing Adj	+ 3.65	Garage Cost	+				
Subfloor Adj	+ -0.35	Total RCN	=	198,007			
Heat/Cool Adj	+ 11.22	Depreciation (48%)	-	95,043			
Plumbing Adj	+ 9.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	102,964			
Adj Base Cost	= 129.28	Lot Value	+	223,897			
Total Area	x 1,484	Indicated Value	=	326,861			
Adjusted Cost	= 191,852	Value Per SqFt		220.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,964		
Lot Value	223,897		
Indicated Value	326,861	220.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	326,861	220.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78975	53x4		212	25.75		5,459
PATO	SLAB PORCH - OPEN	78976	8x4		32	10.86		348
PATO	SLAB PORCH - OPEN	78977	8x4		32	10.86		348



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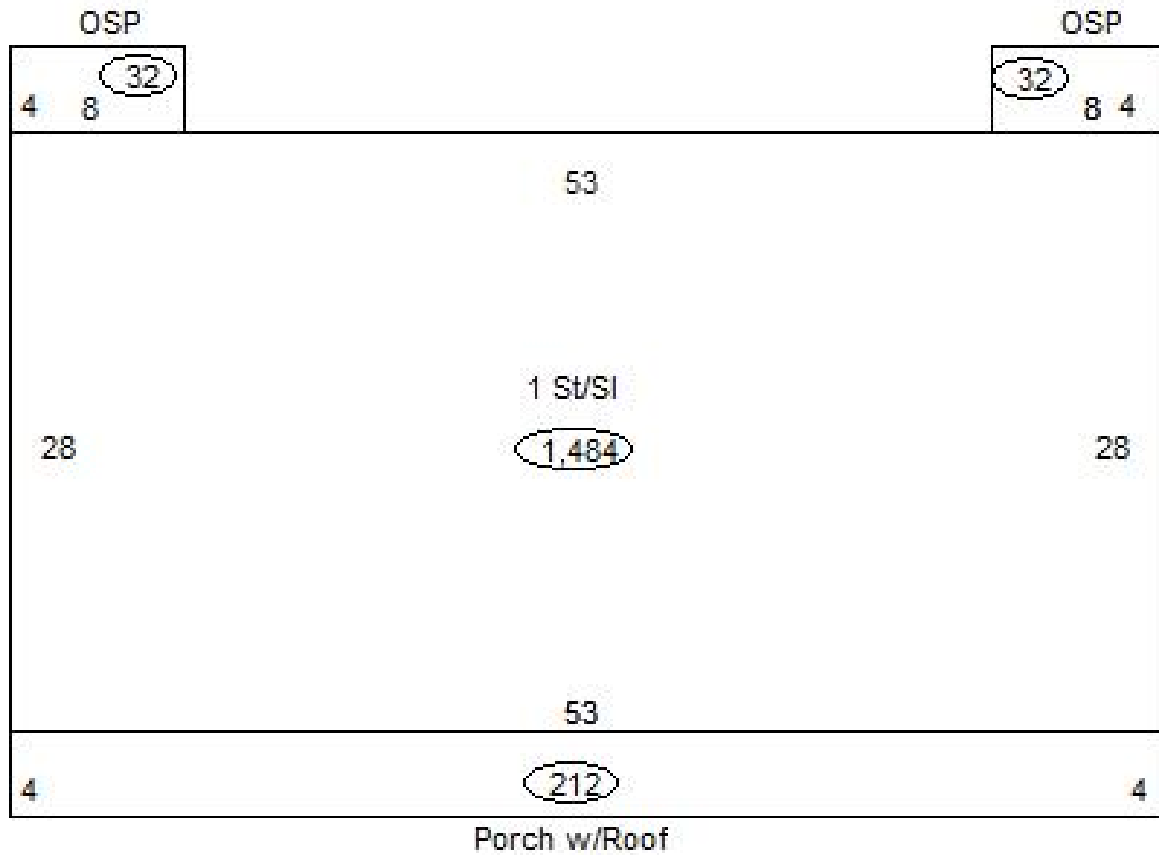
Assessment Property Record Card for Tax Year 2026

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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	1,484	1.000	1,484
2	M	PRCH		13	SLBC	212	1.000	212
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,484		1,484



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Lot Data	Lot - CHEROKEE VILLAGE (LOT)	Primary Image
Lot Size		
Lot Count		
Units Buildable	7	
Non-Ag Acres	2.8787	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Lot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,681 / 1,681
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,681
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 28



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	156,442	93.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	179,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.55	Total Misc Impr	+	9,145			
Roofing Adj	+ 4.87	Garage Cost	+				
Subfloor Adj	+ -2.31	Total RCN	=	226,666			
Heat/Cool Adj	+ 12.64	Depreciation (35%)	-	79,333			
Plumbing Adj	+ 3.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	147,333			
Adj Base Cost	= 129.40	Lot Value	+				
Total Area	x 1,681	Indicated Value	=	147,333			
Adjusted Cost	= 217,521	Value Per SqFt		87.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,333		
Lot Value			
Indicated Value	147,333	87.65	Per SqFt
Agland Value			
Site Improvements	5,964		
Total Value	153,297	91.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41403	13x12		156	26.44		4,125
PRCH	SLAB PORCH - COVERED	41404	13x12		156	26.44		4,125
PATO	SLAB PORCH - OPEN	41405	13x6		78	11.48		895



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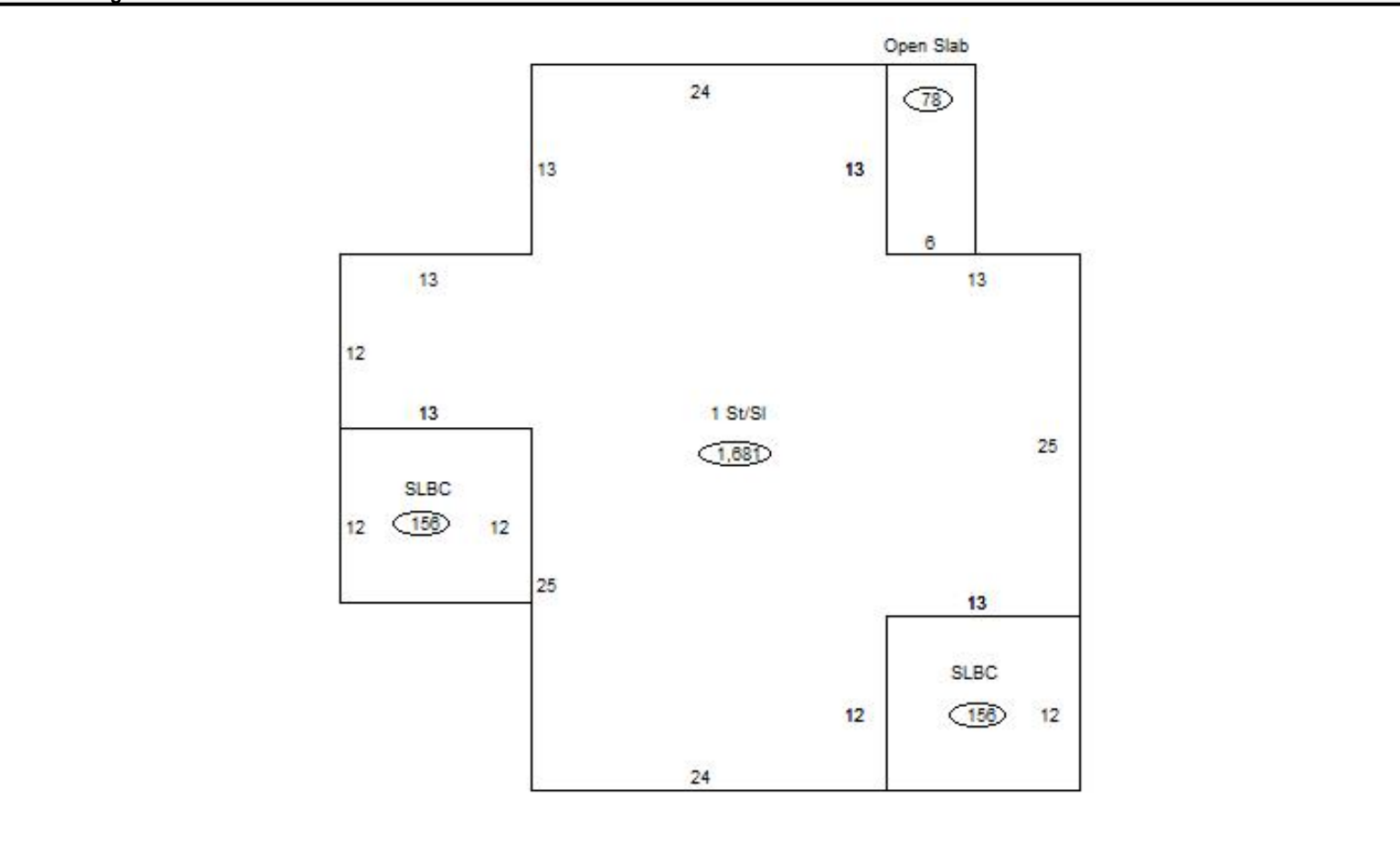
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Sketch Image

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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	1,681	1.000	1,681
2	M	PRCH		13	SLBC	156	1.000	156
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PATO		13	Open Slab	78	1.000	78
Total Building Area						1,681		1,681



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x24x8	Concrete	Formed Metal	480
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (31.86 x 480)	15,293	15,293	9,329	5,964



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.8787 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,092 / 1,092
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,092
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



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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	53,526	49.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	58,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.99	Total Misc Impr	+ 4,681				
Roofing Adj	+ 3.81	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 120,979				
Heat/Cool Adj	+ 9.48	Depreciation (46%)	- 55,650				
Plumbing Adj	+ 4.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,329				
Adj Base Cost	= 106.50	Lot Value	+ 0				
Total Area	x 1,092	Indicated Value	= 65,329				
Adjusted Cost	= 116,298	Value Per SqFt	59.83				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,329		
Lot Value			
Indicated Value	65,329	59.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	65,329	59.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41407	16x6		96	18.16		1,743
CPAT	Carport - Attached	41408	282		282	8.63		2,434
SHDS	Shed - Small	192160	6x3		18	28.01		504



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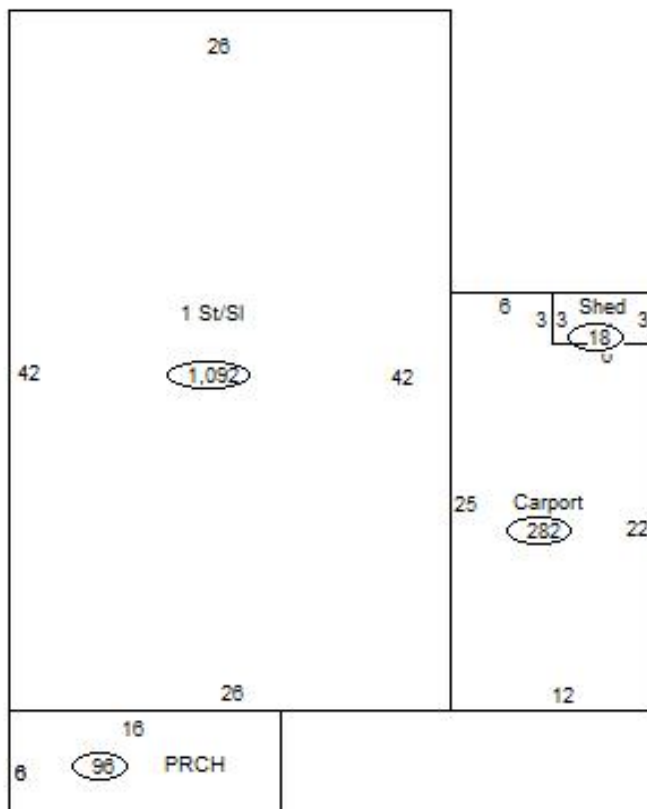
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Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,092	1.000	1,092
2	M	PRCH		13	PRCH	96	1.000	96
3	M	CPAT		13	Carport	282	1.000	282
4	M	SHDS		13	Shed	18	1.000	18
Total Building Area						1,092		1,092



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.8787 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,092 / 1,092
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



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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	53,526	49.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	58,210		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,943		
Lot Value			
Indicated Value	63,943	58.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	63,943	58.56	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.21	Total Misc Impr	+	4,681			
Roofing Adj	+ 3.81	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	118,413			
Heat/Cool Adj	+ 9.48	Depreciation (46%)	-	54,470			
Plumbing Adj	+ 4.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	63,943			
Adj Base Cost	= 104.15	Lot Value	+				
Total Area	x 1,092	Indicated Value	=	63,943			
Adjusted Cost	= 113,732	Value Per SqFt		58.56			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41410	16x6		96	18.16		1,743
CPAT	Carport - Attached	41411	282		282	8.63		2,434
SHDS	Shed - Small	192161	6x3		18	28.01		504



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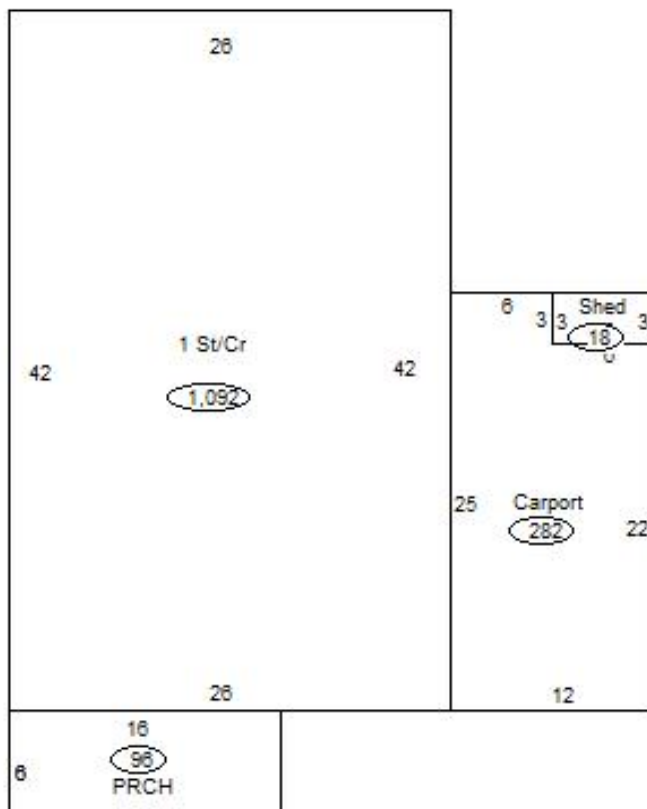
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Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,092	1.000	1,092
2	M	PRCH		13	PRCH	96	1.000	96
3	M	CPAT		13	Carport	282	1.000	282
4	M	SHDS		13	Shed	18	1.000	18
Total Building Area						1,092		1,092



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Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.8787 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,092 / 1,092
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

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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	53,526	49.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	58,210		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,643		
Lot Value			
Indicated Value	59,643	54.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	59,643	54.62	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.44	Total Misc Impr	+ 4,965				
Roofing Adj	+ 3.07	Garage Cost	+ 0				
Subfloor Adj	+ 2.03	Total RCN	= 119,286				
Heat/Cool Adj	+ 9.10	Depreciation (50%)	- 59,643				
Plumbing Adj	+ 4.05	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 59,643				
Adj Base Cost	= 104.69	Lot Value	+ 0				
Total Area	x 1,092	Indicated Value	= 59,643				
Adjusted Cost	= 114,321	Value Per SqFt	54.62				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41413	16x6		96	21.11		2,027
CPAT	Carport - Attached	41414	282		282	8.63		2,434
SHDS	Shed - Small	192162	6x3		18	28.01		504



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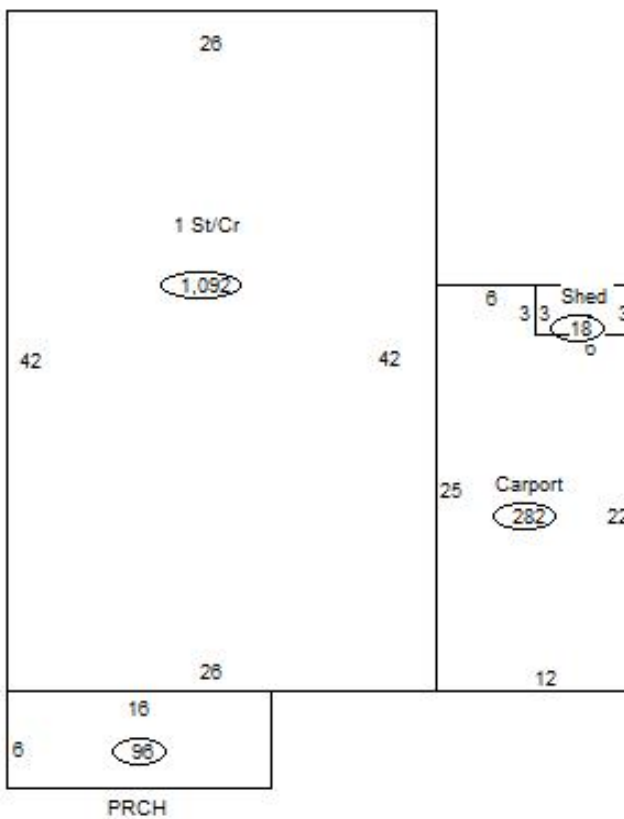
Date 04/17/2026

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Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,092	1.000	1,092
2	M	PRCH		13	PRCH	96	1.000	96
3	M	CPAT		13	Carport	282	1.000	282
4	M	SHDS		13	Shed	18	1.000	18
Total Building Area						1,092		1,092




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.8787 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\C\Users\rln\Pictures\2017-06-02 06-02-17\06-02-17 111.J 6/16/2017</p>

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,596
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 28

Cost Approach				Manual : 01/2025			
Base Cost	103.34	Total Misc Impr	+ 7,002				
Roofing Adj	+ 3.79	Garage Cost	+ 0				
Subfloor Adj	+ -0.80	Total RCN	= 209,710				
Heat/Cool Adj	+ 11.69	Depreciation (40%)	- 83,884				
Plumbing Adj	+ 8.99	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,826				
Adj Base Cost	= 127.01	Lot Value	+ 0				
Total Area	x 1,596	Indicated Value	= 125,826				
Adjusted Cost	= 202,708	Value Per SqFt	78.84				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	144,220 90.36 Per SqFt

Direct Comparables

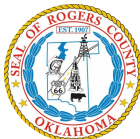
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	167,320 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	125,826
Lot Value	
Indicated Value	125,826 78.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	125,826 78.84 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78963	57x4		228	26.08		5,946
PATO	SLAB PORCH - OPEN	78964	8x4		32	11.48		367
PATO	SLAB PORCH - OPEN	78965	15x4		60	11.48		689



Rogers

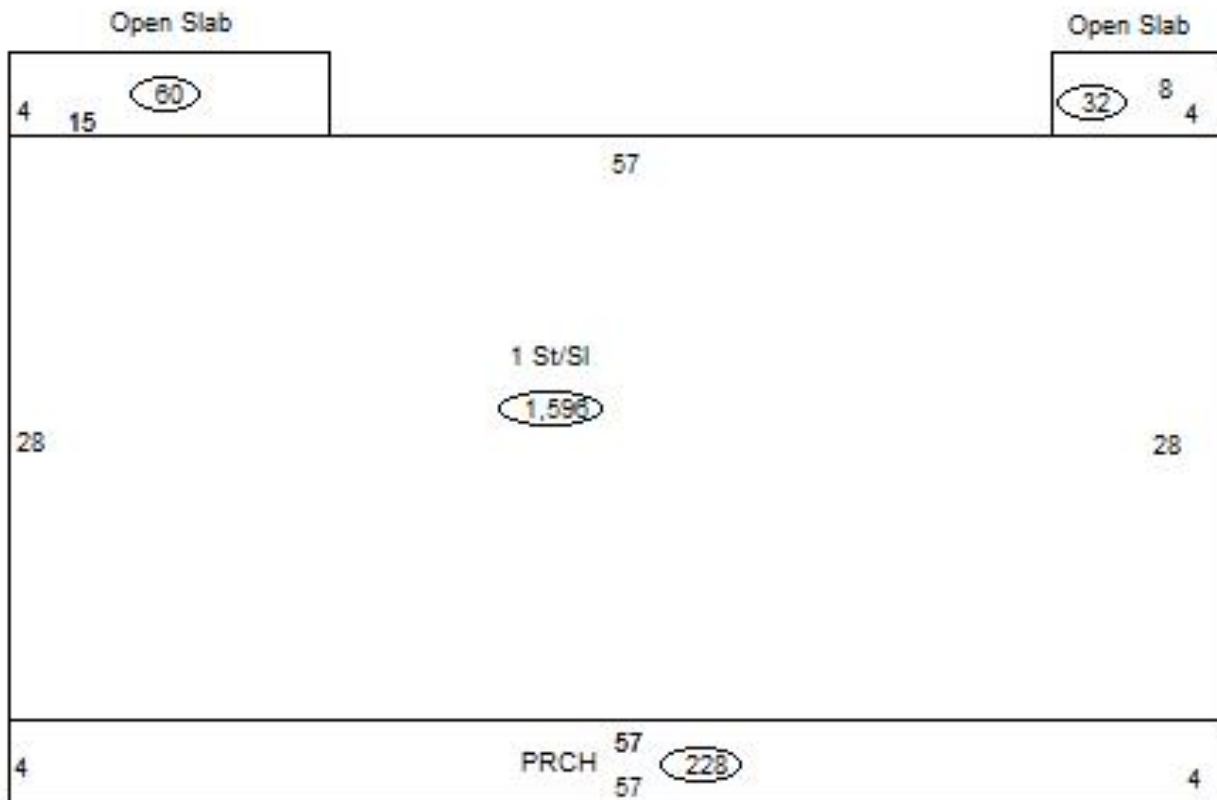
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,596	1.000	1,596
2	M	PRCH		13	PRCH	228	1.000	228
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	60	1.000	60
Total Building Area						1,596		1,596



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.8787 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	<p>\\tsclient\C\Users\rln\Pictures\2017-06-02 06-02-17\06-02-17 112.J 6/16/2017</p>

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 28

Cost Approach		Manual : 01/2025	
Base Cost	107.54	Total Misc Impr	+ 6,276
Roofing Adj	+ 3.80	Garage Cost	+
Subfloor Adj	+ -0.69	Total RCN	= 202,194
Heat/Cool Adj	+ 11.69	Depreciation (40%)	- 80,878
Plumbing Adj	+ 9.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 121,316
Adj Base Cost	= 132.02	Lot Value	+
Total Area	x 1,484	Indicated Value	= 121,316
Adjusted Cost	= 195,918	Value Per SqFt	81.75

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	135,975 91.63 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	164,200 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	121,316
Lot Value	
Indicated Value	121,316 81.75 Per SqFt
Agland Value	
Site Improvements	
Total Value	121,316 81.75 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78967	53x4		212	26.14		5,542
PATO	SLAB PORCH - OPEN	78968	8x4		32	11.48		367
PATO	SLAB PORCH - OPEN	78969	8x4		32	11.48		367



Rogers

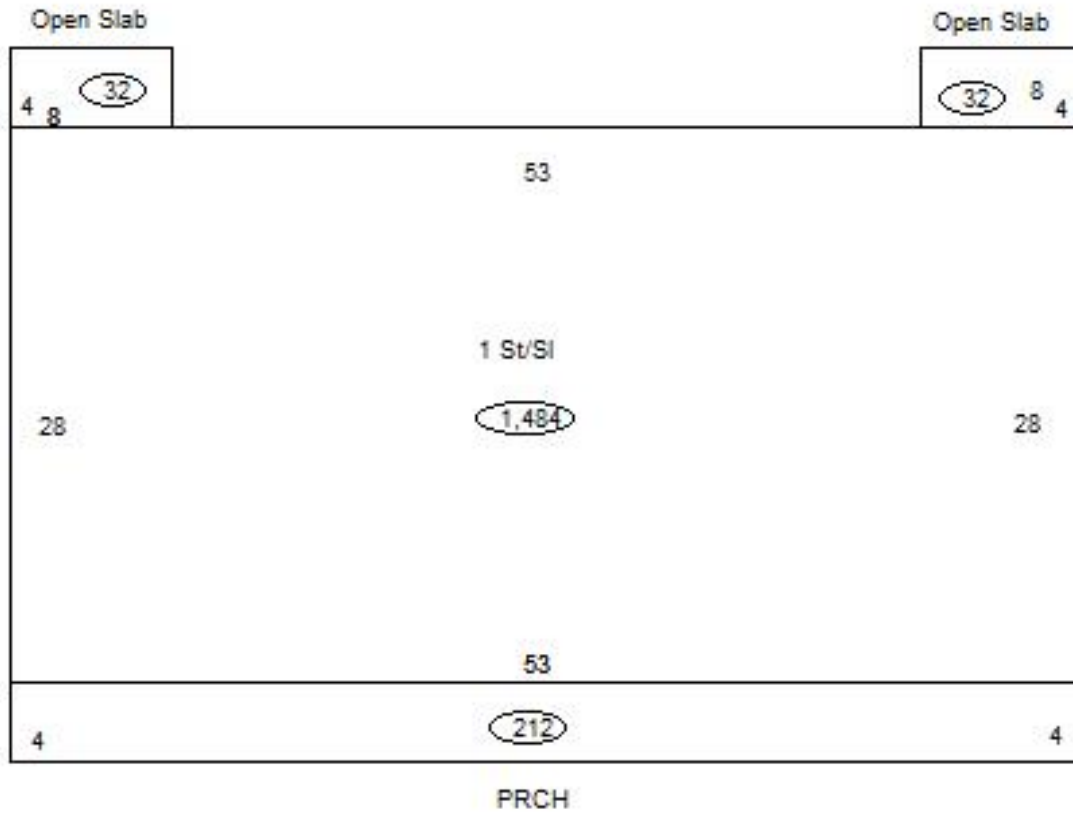
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,484	1.000	1,484
2	M	PRCH		13	PRCH	212	1.000	212
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,484		1,484



Rogers

Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 2.8787</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 38



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Cost Approach		Manual : 01/2025	
Base Cost	107.54	Total Misc Impr	+ 6,276
Roofing Adj	+ 3.80	Garage Cost	+
Subfloor Adj	+ -0.69	Total RCN	= 198,469
Heat/Cool Adj	+ 11.69	Depreciation (49%)	- 97,250
Plumbing Adj	+ 7.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 101,219
Adj Base Cost	= 129.51	Lot Value	+
Total Area	x 1,484	Indicated Value	= 101,219
Adjusted Cost	= 192,193	Value Per SqFt	68.21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,101	81.60	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	163,580 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,219		
Lot Value			
Indicated Value	101,219	68.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	101,219	68.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78971	53x4		212	26.14		5,542
PATO	SLAB PORCH - OPEN	78972	8x4		32	11.48		367
PATO	SLAB PORCH - OPEN	78973	8x4		32	11.48		367



Rogers

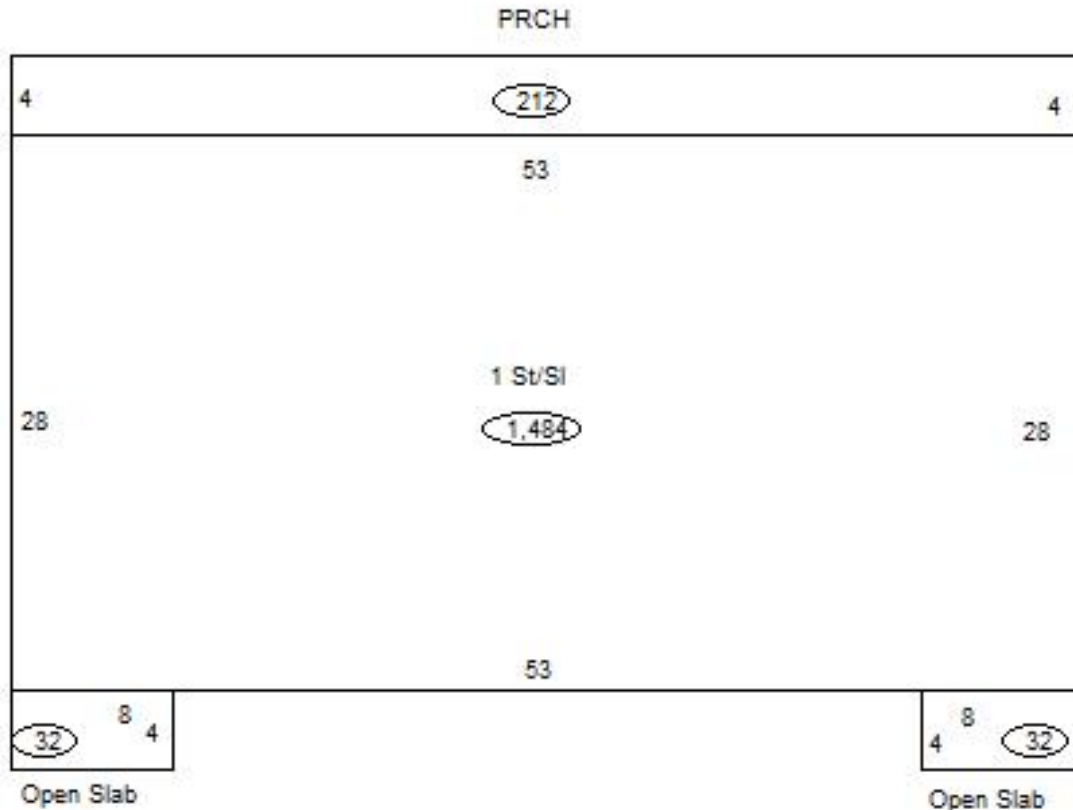
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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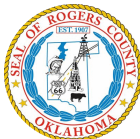
Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,484	1.000	1,484
2	M	PRCH		13	PRCH	212	1.000	212
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,484		1,484



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Units Buildable - CHEROKEE VILL. HTS. (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,092 / 1,092
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	11 Slate
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	35,980 Per SqFt

Value Reconciliation

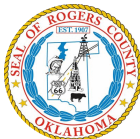
Selected Approach	Cost Approach
Improvements	62,333
Lot Value	
Indicated Value	62,333 57.08 Per SqFt
Agland Value	
Site Improvements	
Total Value	62,333 57.08 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	84.21	Total Misc Impr	+	4,681
Roofing Adj	+ 5.95	Garage Cost	+	
Subfloor Adj	+ 2.43	Total RCN	=	115,432
Heat/Cool Adj	+ 4.61	Depreciation (46%)	-	53,099
Plumbing Adj	+ 4.22	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	62,333
Adj Base Cost	= 101.42	Lot Value	+	
Total Area	x 1,092	Indicated Value	=	62,333
Adjusted Cost	= 110,751	Value Per SqFt		57.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41416	16x6		96	18.16		1,743
CPAT	Carport - Attached	41417	282		282	8.63		2,434
SHDS	Shed - Small	192163	6x3		18	28.01		504



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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	Crawl	13	1 St/Cr	1,092	1.000	1,092
2	M	PRCH		13	SLBC	96	1.000	96
3	M	CPAT		13	Carport	282	1.000	282
4	M	SHDS		13	Shed	18	1.000	18
Total Building Area						1,092		1,092



Rogers

Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

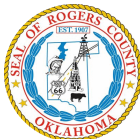
Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	108,160 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,442		
Lot Value			
Indicated Value	80,442	61.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	80,442	61.88	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.41	Total Misc Impr	+ 5,342				
Roofing Adj	+ 3.91	Garage Cost	+ 148,966				
Subfloor Adj	+ 2.31	Total RCN	= 68,524				
Heat/Cool Adj	+ 5.00	Depreciation (46%)	- 0				
Plumbing Adj	+ 3.85	Lump Sums	+ 80,442				
Basement Adj	+ 0.00	RCNLD	= 80,442				
Adj Base Cost	= 110.48	Lot Value	+ 80,442				
Total Area	x 1,300	Indicated Value	= 80,442				
Adjusted Cost	= 143,624	Value Per SqFt	61.88				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41419	16x6		96	20.99		2,015
CPAT	Carport - Attached	41420	282		282	9.65		2,721
SHDS	Shed - Small	192164	6x3		18	33.66		606



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Assessment Property Record Card for Tax Year 2026

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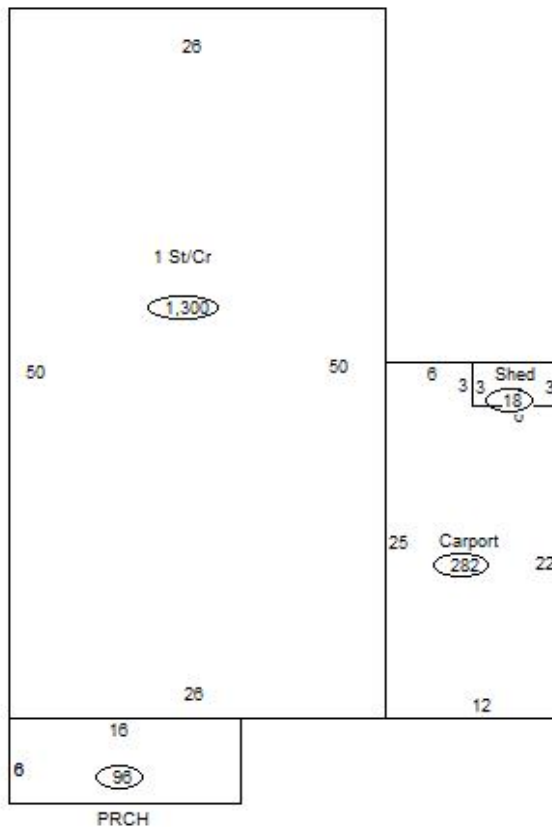
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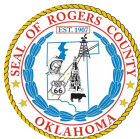
Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,300	1.000	1,300
2	M	PRCH		13	PRCH	96	1.000	96
3	M	CPAT		13	Carport	282	1.000	282
4	M	SHDS		13	Shed	18	1.000	18
Total Building Area						1,300		1,300



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Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,792
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

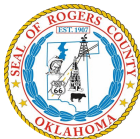
Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	4,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.98	Total Misc Impr	+ 7,385	Garage Cost	+		
Roofing Adj	+ 3.75	Total RCN	= 238,105	Depreciation (40%)	-	95,242	
Subfloor Adj	+ -0.68	Lump Sums	+ 0	RCNLD	=	142,863	
Heat/Cool Adj	+ 11.69	Lot Value	+ 142,863	Indicated Value	=	142,863	
Plumbing Adj	+ 8.01	Value Per SqFt	79.72				
Basement Adj	+ 0.00						
Adj Base Cost	= 128.75						
Total Area	x 1,792						
Adjusted Cost	= 230,720						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,863		
Lot Value			
Indicated Value	142,863	79.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	142,863	79.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41422	64x4		256	25.98		6,651
PATO	SLAB PORCH - OPEN	41423	8x4		32	11.48		367
PATO	SLAB PORCH - OPEN	41424	8x4		32	11.48		367



Rogers

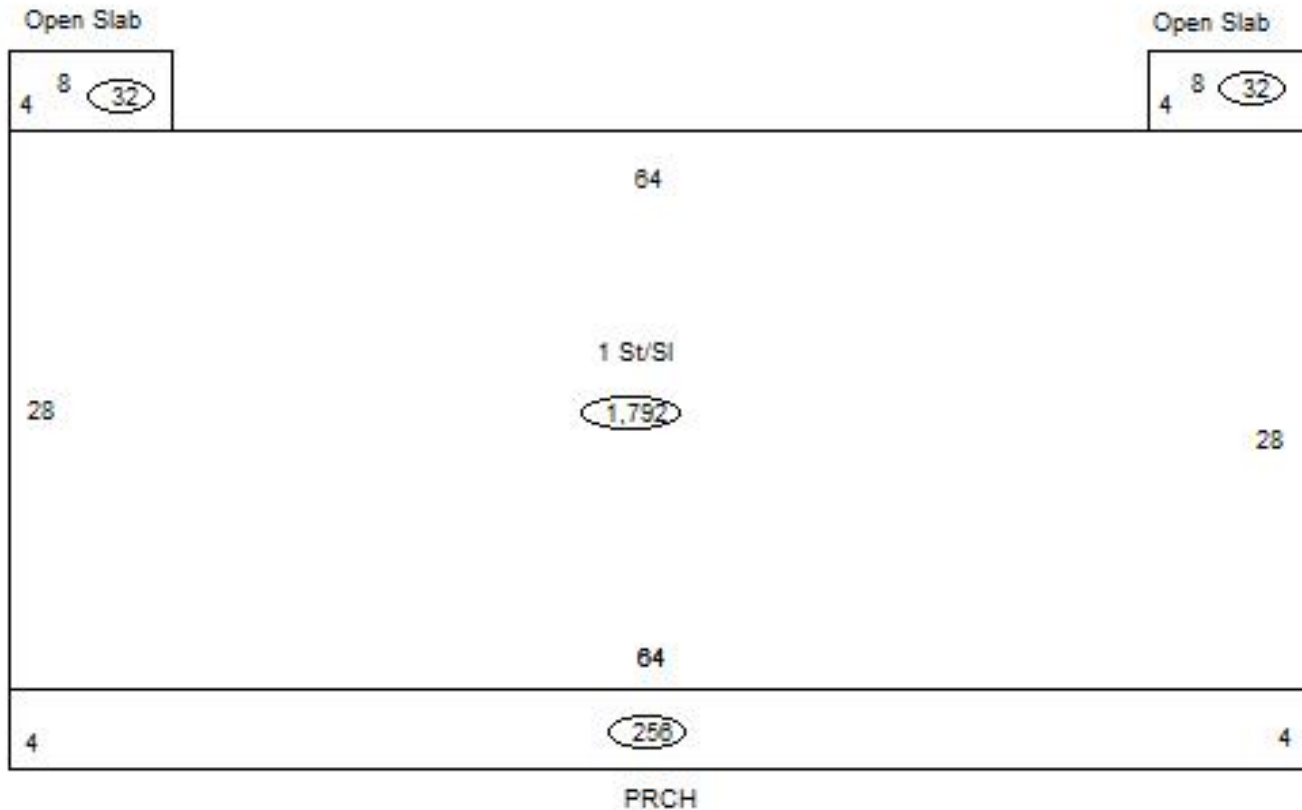
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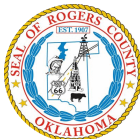
Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,792	1.000	1,792
2	M	PRCH		13	PRCH	256	1.000	256
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,792		1,792



Rogers

Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,792
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

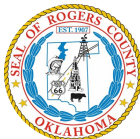
Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	4,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.98	Total Misc Impr	+ 7,385	Garage Cost	+		
Roofing Adj	+ 3.75	Total RCN	= 227,335	Depreciation (40%)	-	90,934	
Subfloor Adj	+ -0.68	Lump Sums	+ 0	RCNLD	=	136,401	
Heat/Cool Adj	+ 5.68	Lot Value	+ 136,401	Indicated Value	=	136,401	
Plumbing Adj	+ 8.01	Value Per SqFt	76.12				
Basement Adj	+ 0.00						
Adj Base Cost	= 122.74						
Total Area	x 1,792						
Adjusted Cost	= 219,950						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,401		
Lot Value			
Indicated Value	136,401	76.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	136,401	76.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41426	64x4		256	25.98		6,651
PATO	SLAB PORCH - OPEN	41427	8x4		32	11.48		367
PATO	SLAB PORCH - OPEN	41428	8x4		32	11.48		367



Rogers

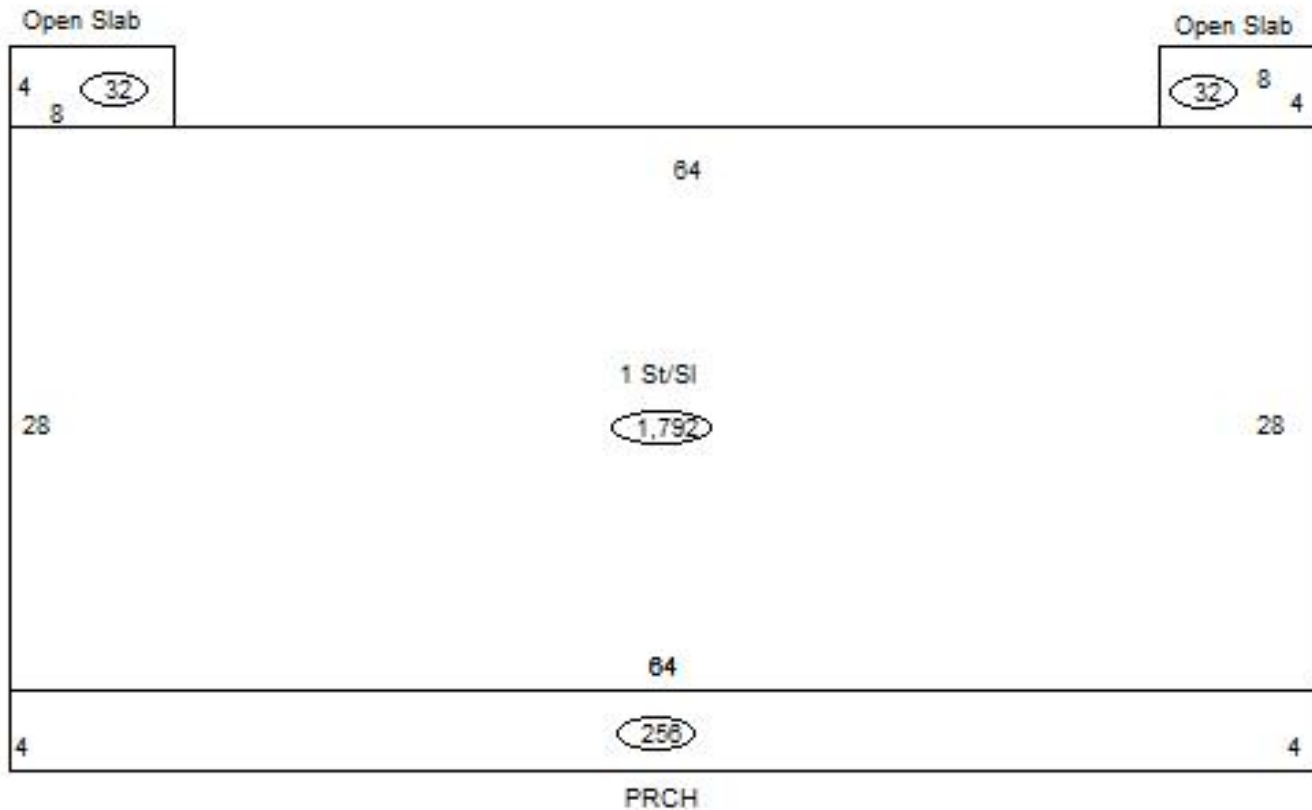
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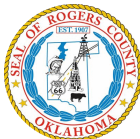
Sketch Image

660056961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,792	1.000	1,792
2	M	PRCH		13	PRCH	256	1.000	256
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,792		1,792



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,431 / 1,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,431
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 28



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.93	Total Misc Impr	+ 6,301	Roofing Adj	+ 4.72	Garage Cost	+ 0
Subfloor Adj	+ -2.27	Total RCN	= 197,855	Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 69,249
Plumbing Adj	+ 10.84	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 128,606
Adj Base Cost	= 133.86	Lot Value	+ 128,606	Total Area	x 1,431	Indicated Value	= 128,606
		Value Per SqFt	89.87	Adjusted Cost	= 191,554		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,606		
Lot Value			
Indicated Value	128,606	89.87	Per SqFt
Agland Value			
Site Improvements	4,027		
Total Value	132,633	92.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41430	53x4		212	26.26		5,567
PATO	SLAB PORCH - OPEN	41431	8x4		32	11.48		367
PATO	SLAB PORCH - OPEN	41432	8x4		32	11.48		367



Rogers

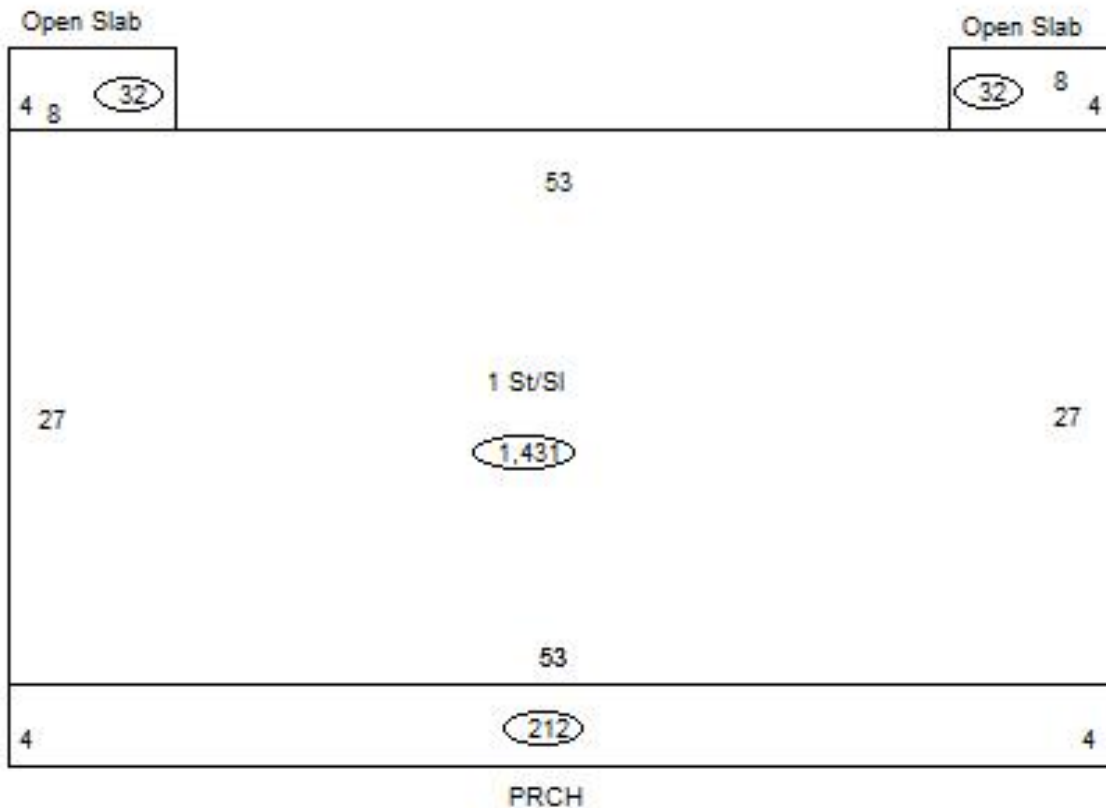
Assessment Property Record Card for Tax Year 2026

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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	1,431	1.000	1,431
2	M	PRCH		13	PRCH	212	1.000	212
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,431		1,431



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt BASKETBALL COURT	60x94x0	Paved-Asphalt		5,640
	Qual 4	Cond 3	Year 1980	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3.57 x 5,640)	20,135	20,135	16,108	4,027