



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:50:09
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Assessment Data					Primary Image																																																																																																																				
Account 660067212 Parcel ID 21N14E-03-4-00000-000-0000 Cadastral ID 03-21-14-00360 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 349403 VERDIGRIS FARMS LLC PO BOX 229 COZAD NE 69130-0000 Parcel Location Situs 11620 N 161ST E AVE Subdivision Lot/Block / Parcel Size 2.1 - Acres Sec/Twn/Rng 3 / 21 / 14 / 4 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32224596 -95.79541060																																																																																																																									
Legal Description TR DESC 2026-001638 AS COMM SE/C SEC; N01.2104W 50'; S88 4912W 336.32' TO POB; S88.4912W 335.23'; N01.2920W 257.78'; N89 0045E 228.89'; N45.3252E 145.32'; S01.2920E 356.62' 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																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 1.82		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	91,476.00 x .85 = 77,755		
Factor Value	0		
Adjustments			
Lot Value	77,755		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1000106
Total Building Area	8,050	Image Date	5/31/2022
Total Base Value	530,443	Name	IMG_0038.JPG
Modifier Value		Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-531\IMG_0038.JPG
Misc Improvements			
Replacement Cost New	530,443		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	328,908		
Economic Depreciation			
RCNLD (All Sources)	328,908		
Depreciated Improvements			
Outbuilding Value	16,028		
Total Improvement Value	344,936		
Land Value	77,755		
Cost Approach Value	422,691		
	52.51/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	16,028
Miscellaneous Income		Land Value	77,755
Effective Gross Income (EGI)		Total Appraised Value	422,691
Total Expenses			52.51/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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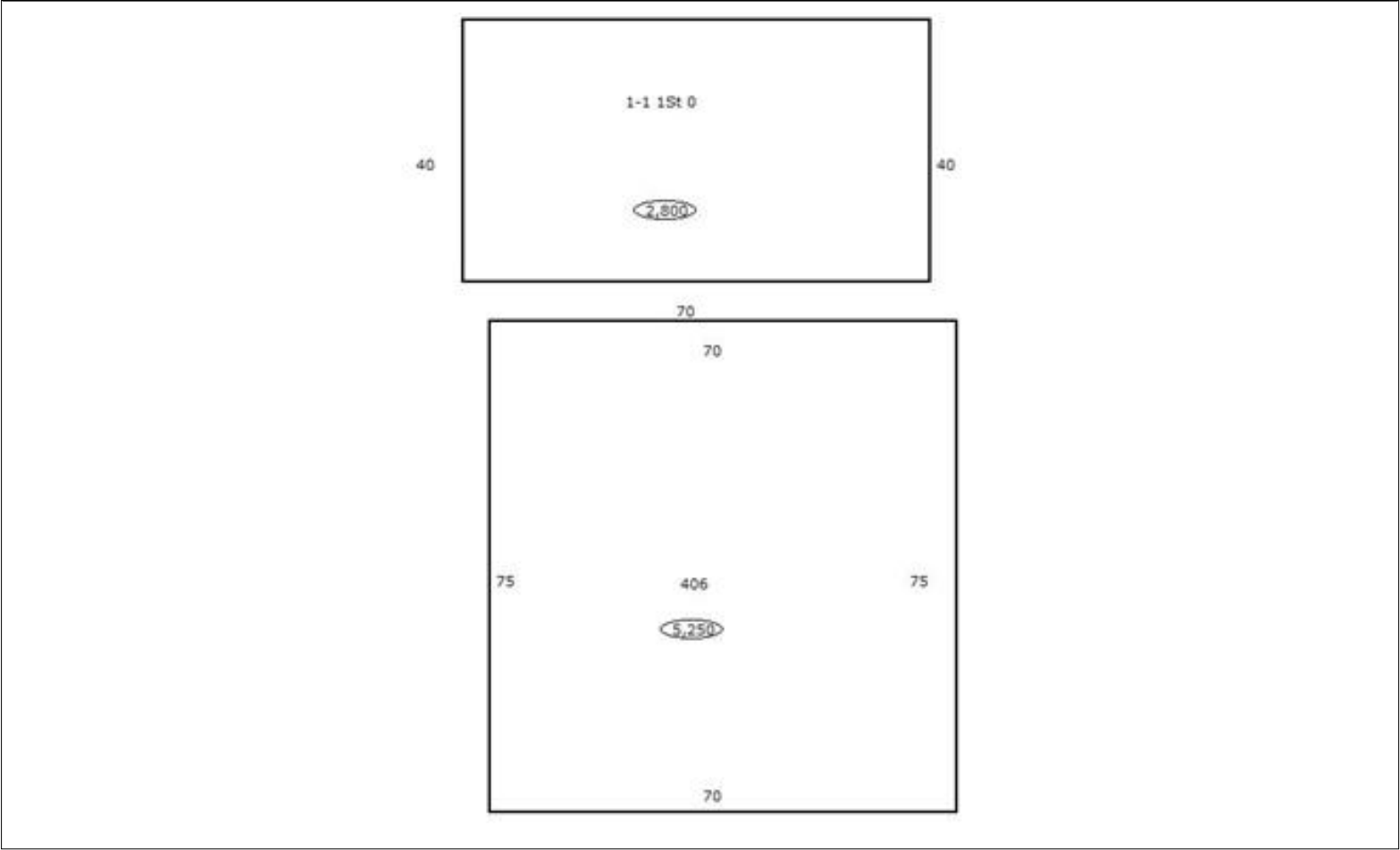
Date 04/18/2026

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Sketch Image

660067212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	2,800	1.000	2,800
2	C	406		20	406	5,250	1.000	5,250
Total Building Area						8,050		8,050



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Account 660067212
Parcel ID 21N14E-03-4-00000-000-0000
Cadastral ID 03-21-14-00360

Tax Area Code 16
Property Class RC
Owners Name VERDIGRIS FARMS LLC

Building Data

Building ID 2242
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,800
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1987
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover

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

Building Image



Image Information

Image Name IMG_0038.JPG
Image Date 5/31/2022
Image Name IMG_0038.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-531\IMG_0038.JPG

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 42.71
Wall Cost 23.72
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 78.35
Total Area 2,800
Base RCN 219,380
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 219,380
Physical Depreciation 55%
Functional Depreciation
Total Depreciation 55% (120,659)
Total RCNLD 98,721
Lump Sums
Total Building Value 98,721 \$ 35.26 Per SqFt



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Account 660067212
Parcel ID 21N14E-03-4-00000-000-0000
Cadastral ID 03-21-14-00360

Tax Area Code 16
Property Class RC
Owners Name VERDIGRIS FARMS LLC

Building Data

Building ID 2243
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,250
Average Perimeter 290
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1996
Effective Age 15
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover

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

Building Image



Image Information

Image Name IMG_0039.JPG
Image Date 5/31/2022
Image Name IMG_0039.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-531\IMG_0039.JPG

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 42.57
Wall Cost 16.68
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 59.25
Total Area 5,250
Base RCN 311,063
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 311,063
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (80,876)
Total RCNLD 230,187
Lump Sums
Total Building Value 230,187 \$ 43.85 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	30x40x0			1,200
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 1,200)			4,200	630	3,570
	PACN	PAVING - CONCRETE	0x0x0			3,460
	Qual	3 Cond 3	Year	Eff Age	1013	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.42 x 3,460)			15,293	3,059	12,234
	STF	STG FAIR	12x8x0			96
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 96)			449	225	224
Total Site Improvement Value						16,028