



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 660087079 Parcel ID 000000-00-0-80238-002-0006 Cadastral ID 01-20-15-07270 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 339866 AVHS OK I LLC 8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269-0000 Parcel Location Situs 09801 E SWAN DR Subdivision CROSSING AT ROSELAKE Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660087079_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24802878 -95.65767244 CROSSING AT ROSELAKE LOT 6 BLOCK 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.176		
Topography	LEVEL		
Street Access	PAVED		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,668.00 x 5.90 = 45,213		
Factor Value			
Adjustments	1.0000		
Lot Value	45,213		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,525 / 1,525
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,525
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	478 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	202,161 132.56 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,540 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	181,637
Lot Value	45,213
Indicated Value	226,850 148.75 Per SqFt
Agland Value	
Site Improvements	
Total Value	226,850 148.75 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.94	Total Misc Impr	+	2,570
Roofing Adj	+ 4.49	Garage Cost	+	16,596
Subfloor Adj	+ -1.15	Total RCN	=	206,406
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	24,769
Plumbing Adj	+ 10.03	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	181,637
Adj Base Cost	= 122.78	Lot Value	+	45,213
Total Area	x 1,525	Indicated Value	=	226,850
Adjusted Cost	= 187,240	Value Per SqFt		148.75

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115436	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	115438	4x4		16	24.22		388



Rogers

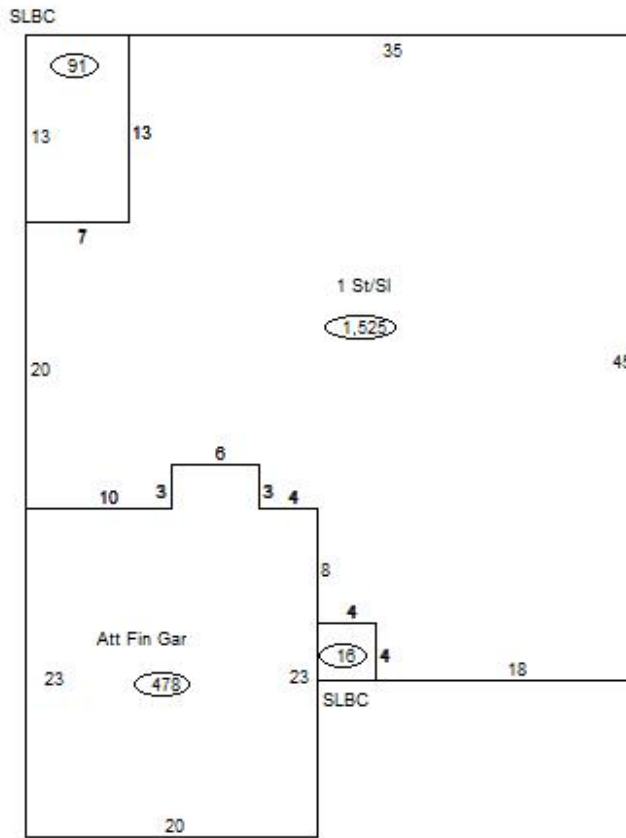
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Sketch Image

660087079



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,525	1.000	1,525
2	M	PRCH		13	SLBC	91	1.000	91
3	G	5		13	Att Fin Gar	478	1.000	478
4	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,525		1,525