



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 660088011 Parcel ID 21N14E-12-2-00000-000-0000 Cadastral ID 12-21-14-00620 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 283713 CARLSON, EDWARD D & MARGARET A LIVING TRUST 890 WANATEE CREEK RD MARION IA 52302-0000 Parcel Location Situs 17809 E 114TH ST N Subdivision Lot/Block / Parcel Size 1.13 - Acres Sec/Twn/Rng 12 / 21 / 14 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32035352 -95.77295501										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>R7</td> <td>SPLIT - CHECK IMPROV.</td> <td>03/2006</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	SPLIT - CHECK IMPROV.	03/2006	12/2006																																																																																																		
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable 1.13 Non-Ag Acres 1.1742 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,146.00 x .93 = 47,353 Factor Value Adjustments 1.0000 Lot Value 47,353		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Stucco
Base/Total Area	1,668 / 2,132
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	784 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1951 / 45

\\tsclient\T\TOMMY DUNLAP\2022-08-19\IMG_0031.JPG 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,466	109.04	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	100.58	Total Misc Impr	+	7,299	
Roofing Adj	+ 3.81	Garage Cost	+	23,355	
Subfloor Adj	+ 0.00	Total RCN	=	291,653	
Heat/Cool Adj	+ 12.64	Depreciation (50%)	-	145,827	
Plumbing Adj	+ 5.39	Lump Sums	+	2,735	
Basement Adj	+ 0.00	RCNLD	=	148,561	
Adj Base Cost	= 122.42	Lot Value	+	47,353	
Total Area	x 2,132	Indicated Value	=	195,914	
Adjusted Cost	= 260,999	Value Per SqFt		91.89	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,561		
Lot Value	47,353		
Indicated Value	195,914	91.89	Per SqFt
Agland Value			
Site Improvements	2,908		
Total Value	198,822	93.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	107825		9x7	63	26.73		1,684
WODO	WOOD DECK - OPEN	107826		23x14	322	16.99	50%	2,735



Rogers

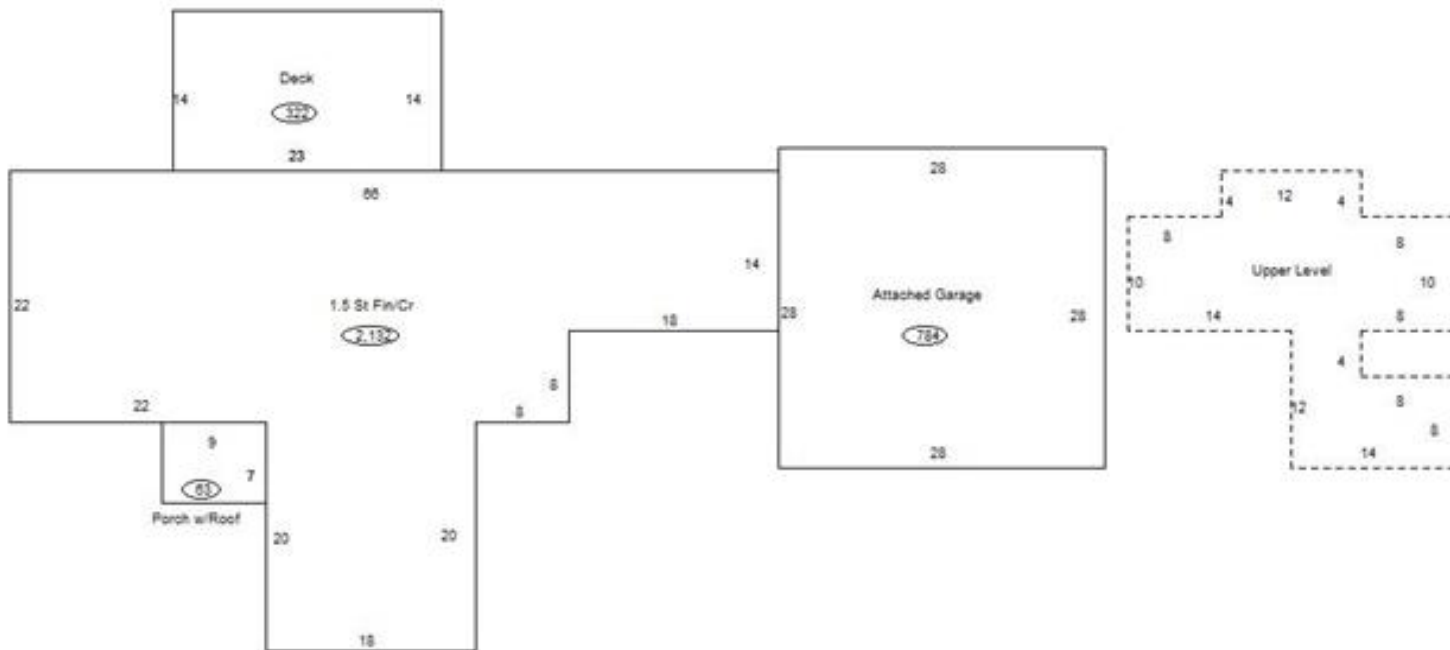
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,668	1.278	2,132
2	G	1		13	Attached Garage	784	1.000	784
3	M	PRCH		13	SLBC	63	1.000	63
4	M	WODO		13	WODO	322	1.000	322
5	U	^UL		13	Upper Level	464	1.000	464
Total Building Area						1,668		2,132



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			640
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 640) 6,707		Modifier Total	RCN 6,707	Depr (75% Phys/ % Func) 5,030	RCNLD 1,677
	BARN	BARN	0x0x0			384
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 384) 4,024		Modifier Total	RCN 4,024	Depr (75% Phys/ % Func) 3,018	RCNLD 1,006
	STF	STG FAIR	6x8x0			48
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 48) 225		Modifier Total	RCN 225	Depr (0% Phys/ % Func)	RCNLD 225