




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:47:40
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093350 Parcel ID 000000-00-0-80238-002-0015 Cadastral ID 01-20-15-07360 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345410 JACA FAMILY LIMITED PARTNERSHIP 5856 LAGO LINDO RANCHO SANTA FE CA 92067-0000 Parcel Location Situs 09868 E SWAN DR Subdivision CROSSING AT ROSELAKE Lot/Block 0015 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660093350_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24809530 -95.65683829 CROSSING AT ROSELAKE LOT 15 BLOCK 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1606 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,997.00 x 5.95 = 41,632 Factor Value Adjustments 1.7551 Lot Value 73,067		 <p>660093350_001.JPG 9/29/2025</p>

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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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 188,933 132.77 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 179,510 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.28	Total Misc Impr	+ 1,260	Roofing Adj	+ 4.48	Garage Cost	+ 14,664
Subfloor Adj	+ -1.20	Total RCN	= 190,626	Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 22,875
Plumbing Adj	+ 10.74	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 167,751
Adj Base Cost	= 122.77	Lot Value	+ 73,067	Total Area	x 1,423	Indicated Value	= 240,818
		Value Per SqFt	169.23	Adjusted Cost	= 174,702		

Value Reconciliation
Selected Approach Cost Approach Improvements 167,751 Lot Value 73,067 Indicated Value 240,818 169.23 Per SqFt Agland Value Site Improvements Total Value 240,818 169.23 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115629	15x3		45	24.13		1,086
PATO	SLAB PORCH - OPEN	115630	4x4		16	10.86		174

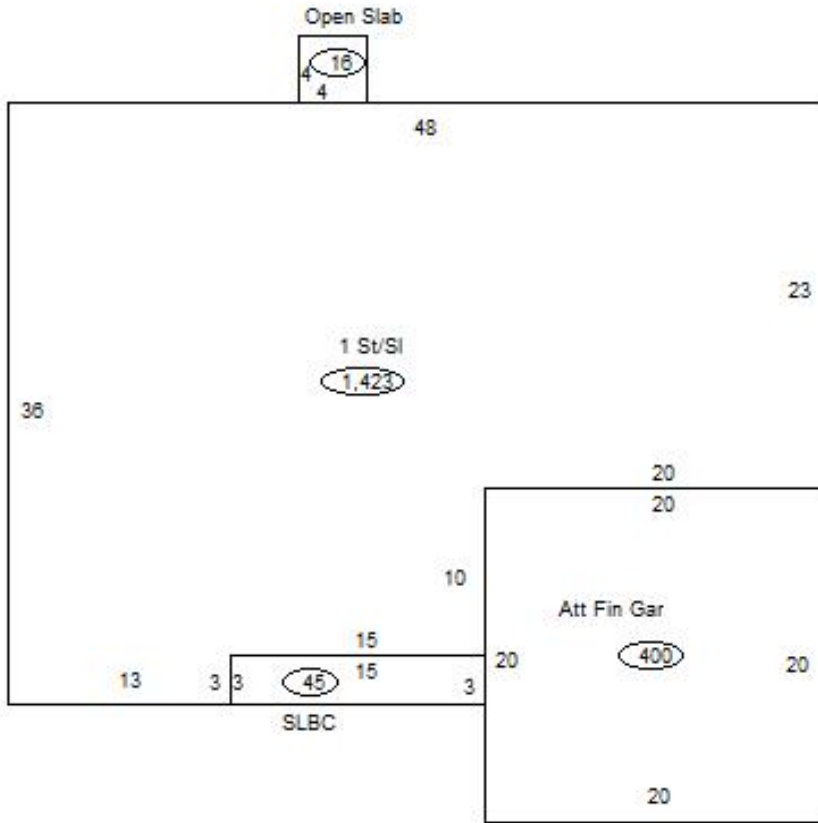


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Sketch Image

660093350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,423	1.000	1,423
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,423		1,423