



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:13:39
Page 1

Assessment Data				Primary Image																																																																																													
Account 660098713 Parcel ID 21N14E-11-2-00649-006-0011 Cadastral ID 11-21-14-07070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333263 REDWOOD LANE PROPERTY LLC 5913 S DEL RANCHO MESA AZ 85212-0000 Parcel Location Situs 16643 E 114TH ST N Subdivision QUAILBROOK ESTATES PHASE 2 Lot/Block 0011 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.32008412 -95.78739074										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>R20 000049</td> <td>R21- NEW 1853 SQ FT SFR</td> <td>02/2020</td> <td>08/2020</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 000049	R21- NEW 1853 SQ FT SFR	02/2020	08/2020																																																																									
Number	Description	Opened	Closed	Amount																																																																																													
R20 000049	R21- NEW 1853 SQ FT SFR	02/2020	08/2020																																																																																														
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FOX, ROSEANN P</td> <td>01/07/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>10/26/2020</td> <td>283,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>K & S DEVELOPMENTS INC</td> <td>02/25/2020</td> <td>55,000</td> <td>15</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	FOX, ROSEANN P	01/07/2021	0	4	/	SIMMONS HOMES RESIDENTIAL	10/26/2020	283,000	YES	/	K & S DEVELOPMENTS INC	02/25/2020	55,000	15																																																										
Code	Type	Active	Maximum	Exemption																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																													
/	FOX, ROSEANN P	01/07/2021	0	4																																																																																													
/	SIMMONS HOMES RESIDENTIAL	10/26/2020	283,000	YES																																																																																													
/	K & S DEVELOPMENTS INC	02/25/2020	55,000	15																																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 109,371</td> <td>99,174</td> <td>11%</td> <td>10,909</td> <td>Assessed</td> <td>39,155</td> <td>3,835.62</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 256,782</td> <td>256,782</td> <td></td> <td>28,246</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 366,153</td> <td>355,956</td> <td></td> <td>39,155</td> <td>Total Taxable</td> <td>39,155</td> <td>3,836.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value 109,371	99,174	11%	10,909	Assessed	39,155	3,835.62	Year Frozen		Improvements 256,782	256,782		28,246	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 366,153	355,956		39,155	Total Taxable	39,155	3,836.00																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																									
Remove Cap	2021	Land Value 109,371	99,174	11%	10,909	Assessed	39,155	3,835.62																																																																																									
Year Frozen		Improvements 256,782	256,782		28,246	Penalty	0																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																									
TIF Project ID	0	Total Value 366,153	355,956		39,155	Total Taxable	39,155	3,836.00																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660098713</td> <td>REDWOOD LANE PROPERTY LLC</td> <td>3</td> <td>357,916</td> <td>0</td> <td>37,291</td> <td>3,653.00</td> </tr> <tr> <td>2024</td> <td>2024-660098713</td> <td>REDWOOD LANE PROPERTY LLC</td> <td>3</td> <td>322,863</td> <td>0</td> <td>35,515</td> <td>3,412.00</td> </tr> <tr> <td>2023</td> <td>2023-660098713</td> <td>REDWOOD LANE PROPERTY LLC</td> <td>3</td> <td>319,058</td> <td>0</td> <td>34,526</td> <td>3,235.00</td> </tr> <tr> <td>2022</td> <td>2022-660098713</td> <td>REDWOOD LANE PROPERTY LLC</td> <td>3</td> <td>309,040</td> <td>0</td> <td>32,882</td> <td>3,221.00</td> </tr> <tr> <td>2021</td> <td>2021-660098713</td> <td>REDWOOD LANE PROPERTY LLC</td> <td>3</td> <td>284,690</td> <td>0</td> <td>31,316</td> <td>3,030.00</td> </tr> <tr> <td>2020</td> <td>2020-660098713</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>148.00</td> </tr> <tr> <td>2019</td> <td>2019-660098713</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>148.00</td> </tr> <tr> <td>2018</td> <td>2018-660098713</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>143.00</td> </tr> <tr> <td>2017</td> <td>2017-660098713</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>144.00</td> </tr> <tr> <td>2016</td> <td>2016-660098713</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>145.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098713	REDWOOD LANE PROPERTY LLC	3	357,916	0	37,291	3,653.00	2024	2024-660098713	REDWOOD LANE PROPERTY LLC	3	322,863	0	35,515	3,412.00	2023	2023-660098713	REDWOOD LANE PROPERTY LLC	3	319,058	0	34,526	3,235.00	2022	2022-660098713	REDWOOD LANE PROPERTY LLC	3	309,040	0	32,882	3,221.00	2021	2021-660098713	REDWOOD LANE PROPERTY LLC	3	284,690	0	31,316	3,030.00	2020	2020-660098713	SIMMONS HOMES RESIDENTIAL	3	13,964	0	1,536	148.00	2019	2019-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	148.00	2018	2018-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	143.00	2017	2017-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	144.00	2016	2016-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	145.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098713	REDWOOD LANE PROPERTY LLC	3	357,916	0	37,291	3,653.00																																																																																										
2024	2024-660098713	REDWOOD LANE PROPERTY LLC	3	322,863	0	35,515	3,412.00																																																																																										
2023	2023-660098713	REDWOOD LANE PROPERTY LLC	3	319,058	0	34,526	3,235.00																																																																																										
2022	2022-660098713	REDWOOD LANE PROPERTY LLC	3	309,040	0	32,882	3,221.00																																																																																										
2021	2021-660098713	REDWOOD LANE PROPERTY LLC	3	284,690	0	31,316	3,030.00																																																																																										
2020	2020-660098713	SIMMONS HOMES RESIDENTIAL	3	13,964	0	1,536	148.00																																																																																										
2019	2019-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	148.00																																																																																										
2018	2018-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	143.00																																																																																										
2017	2017-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	144.00																																																																																										
2016	2016-660098713	K & S DEVELOPMENTS INC	3	13,964	0	1,536	145.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:13:40
Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5962		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,972.00 x 4.21 = 109,371		
Factor Value			
Adjustments	1.0000		
Lot Value	109,371		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,903 / 1,903
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,903
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	276,064	145.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	40,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.82	Total Misc Impr	+	6,504			
Roofing Adj	+ 4.75	Garage Cost	+	18,287			
Subfloor Adj	+ -2.24	Total RCN	=	270,297			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	13,515			
Plumbing Adj	+ 6.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	256,782			
Adj Base Cost	= 129.01	Lot Value	+	109,371			
Total Area	x 1,903	Indicated Value	=	366,153			
Adjusted Cost	= 245,506	Value Per SqFt		192.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,782		
Lot Value	109,371		
Indicated Value	366,153	192.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	366,153	192.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146911	13x10		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	146912	115		115	26.57		3,056



Rogers

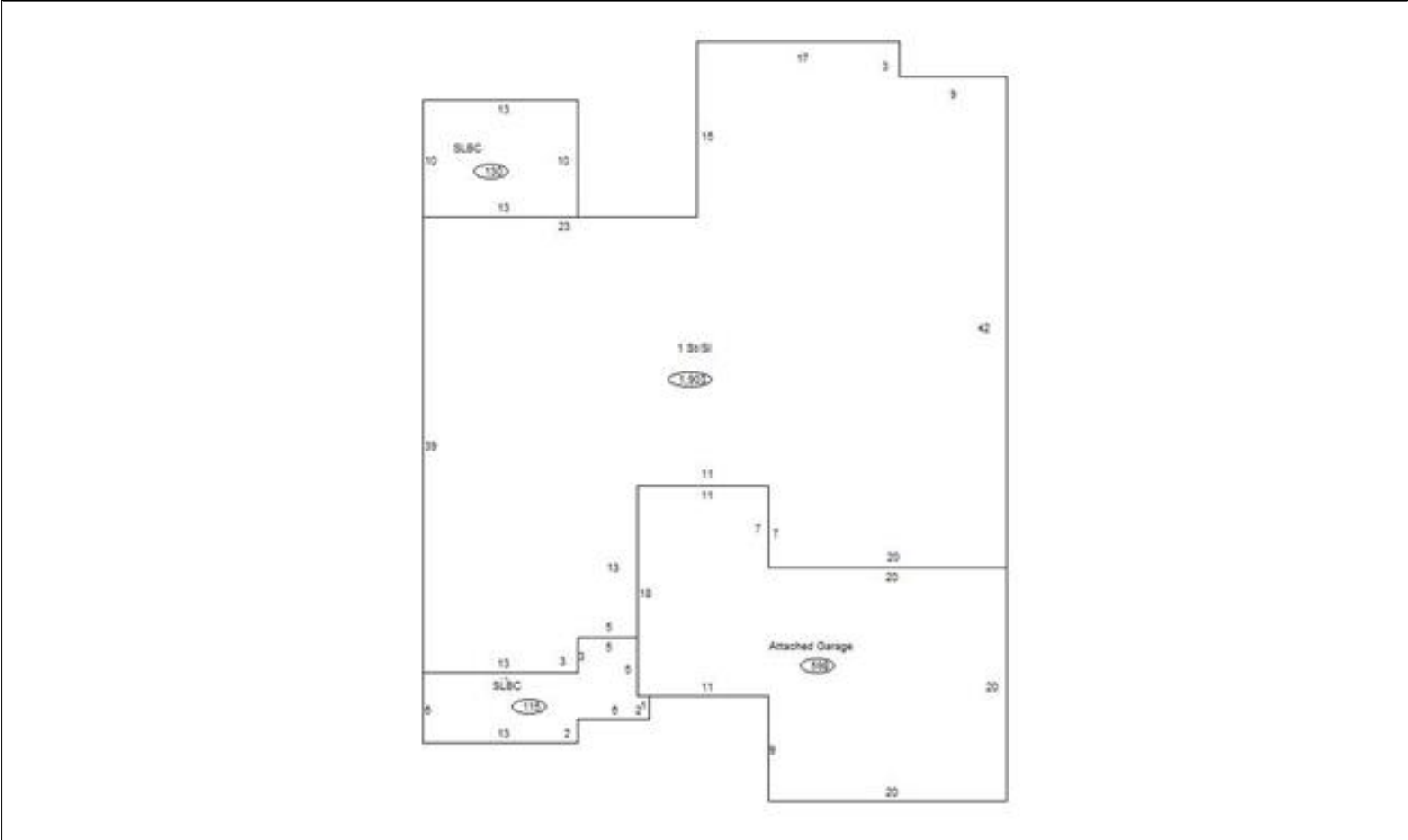
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:13:40
 Page 3

Sketch Image

660098713



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,903	1.000	1,903
2	G	1		10	Attached Garage	598	1.000	598
3	M	PRCH		10	SLBC	130	1.000	130
4	M	PRCH		10	SLBC	115	1.000	115
Total Building Area						1,903		1,903