



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:24:21  
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Assessment Data				Primary Image							
Account	660099807			No Image On File							
Parcel ID	0000000-00-000068-006-0003										
Cadastral ID	01-20-14-03070										
Property Type	REAL - Real Property										
Property Class	RRP	VI Area	3								
Tax Area	3 - OWASSO RURAL/NO FIRE										
Name ID	336771										
NDTCO-TRUSTEE											
FBO DOUGLAS E RICHISON IRA											
1070 W CENTURY DR STE 101 LOUISVILLE CO 80027-0000											
Parcel Location											
Situs	17956 E FALCON PASS										
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)										
Lot/Block	0003 / 0006	Parcel Size	1 - Lots								
Sec/Twn/Rng	1 / 20 / 14 / 5										
Neighborhood	1218 - R-V01-SW OWASSO										
School District	S021 - OWASSO SCHOOLS										
Legal Description				Building Permits							
Lat/Long: 36.24196445 -95.77881320											
LOT 3 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/06/2021	175,000	YES		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax			
Remove Cap	2022	Land Value	212,471	202,583	11%	22,284	Assessed	22,284	2,182.94		
Year Frozen		Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	212,471	202,583		22,284	Total Taxable	22,284	2,183.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660099807	NDTCO-TRUSTEE	3	212,471	0	21,223	2,079.00				
2024	2024-660099807	NDTCO-TRUSTEE	3	212,471	0	20,213	1,942.00				
2023	2023-660099807	NDTCO-TRUSTEE	3	175,000	0	19,250	1,804.00				
2022	2022-660099807	NDTCO-TRUSTEE	3	175,000	0	19,250	1,886.00				
2021	2021-660099807	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00				
2020	2020-660099807	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00				
2019	2019-660099807	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00				
2018	2018-660099807	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00				
2017	2017-660099807	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00				



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Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.6968							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	30,353.00 x 7.00 = 212,471							
Factor Value								
Adjustments	1.0000							
Lot Value	212,471							
<b>Residential Data</b>								
Type								
Condition	6 - Excellent							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 212,471					
Total Area	x	Indicated Value	= 212,471					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 212,471				
				Indicated Value 212,471 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 212,471 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value