



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:51:18  
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Assessment Data					Primary Image				
Account	660102093				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_002' 9/18/2023</p>				
Parcel ID	000000-0-0-000136-002-0004								
Cadastral ID	19-21-16-05200								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	337423								
WOODS, LARRY JOE & LINDA GAIL									
373 HINSHAW DR CREEDE CO 81130-0000									
Parcel Location									
Situs	02560 S CATALAYAH LN								
Subdivision	CATALAYAH CROSSING								
Lot/Block	0004 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 21 / 16 / 5								
Neighborhood	1012 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description	Lot/Long: 36.28047020 -95.64538687				Building Permits				
LOT 4 BLOCK 2 CATALAYAH CROSSING					Number	Description	Opened	Closed	Amount
					R21 0341	R23- NEW 1908 SQ FT SFR	11/2021	03/2022	235,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	DAKE PROPERTIES INC	02/15/2022	305,000	YES
					/	KENNEDY HOMES LLC	09/17/2021	45,000	15
					/	INTRINSIC DEVELOPMENT LLC	01/11/2019	263,000	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2023	Land Value	39,597	39,597	11%	4,356	Assessed	34,464	3,185.51
Year Frozen		Improvements	276,163	273,706		30,108	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	315,760	313,303		34,464	Total Taxable	33,464	3,093.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102093	WOODS, LARRY JOE &			17	304,178	1000	32,460	3,000.00
2024	2024-660102093	WOODS, LARRY JOE &			17	322,787	1000	33,557	3,101.00
2023	2023-660102093	WOODS, LARRY JOE &			17	305,000	1000	32,550	2,982.00
2022	2022-660102093	WOODS, LARRY JOE &			17	42,500	0	4,675	433.00
2021	2021-660102093	DAKE PROPERTIES INC			17	42,500	0	4,675	413.00
2020	2020-660102093	KENNEDY HOMES LLC			17	50,000	0	5,500	504.00
2019	2019-660102093	KENNEDY HOMES LLC			17	7,314	0	805	75.00



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3885		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,922.00 x 2.34 = 39,597		
Factor Value			
Adjustments	1.0000		
Lot Value	39,597		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	691 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	309,046	166.96 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	319,910	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	276,163		
Lot Value	39,597		
Indicated Value	315,760	170.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,760	170.59	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.52	Total Misc Impr	+ 6,369
Roofing Adj	+ 5.31	Garage Cost	+ 31,449
Subfloor Adj	+ -3.39	Total RCN	= 284,704
Heat/Cool Adj	+ 14.04	Depreciation ( 3%)	- 8,541
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 276,163
Adj Base Cost	= 133.38	Lot Value	+ 39,597
Total Area	x 1,851	Indicated Value	= 315,760
Adjusted Cost	= 246,886	Value Per SqFt	170.59

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153877	24x8		192	27.97		5,370
PRCH	Slab Porch - Covered	153879	35		35	28.54		999

