



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:00:23
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Assessment Data				Primary Image					
Account	660103237			No Image On File					
Parcel ID	21N16E-22-1-00000-001-0000								
Cadastral ID	22-21-16-05876								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	270582								
GAUDELLI, T J & JOHN									
2810 E HILLERY DR PHOENIX AZ 85032-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	1.6 - Acres						
Sec/Twn/Rng	22 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.29115306 -95.58306134				Building Permits					
TR COMM NE/C SEC; S00.2658E 792'; N89.5719W 1100' TO POB; N00 2658W 396'; N89.5719W 116.79'; S08.1526W 231.91'; N89.1818W 71.5'; S00.2637E 167.27'; S89.5719E 223.41' TO POB.				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2347/288	LONG, CLARA SUE	07/19/2013	0	6
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	147	147	11%	16	Assessed	16	1.33
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	147	147		16	Total Taxable	16	1.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103237	GAUDELLI, T J & JOHN			5	147	0	16	1.00
2024	2024-660103237	GAUDELLI, T J & JOHN			5	147	0	16	1.00
2023	2023-660103237	GAUDELLI, T J & JOHN			5	147	0	16	1.00
2022	2022-660103237	GAUDELLI, T J & JOHN			5	147	0	16	1.00
2021	2021-660103237	GAUDELLI, T J & JOHN			5	147	0	16	1.00
2020	2020-660103237	DYER, T J			5	147	0	16	1.00
2019	2019-660103237	DYER, T J			5	147	0	16	1.00



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adjusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	A Adam Test
Base/Total Area	/	Adjustment Model	NewTest
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach	Cost Approach
Fixture/RghIn	/	Improvements	
Bed/F/H Bath	/ /	Lot Value	
Basement Area		Indicated Value	0.00 Per SqFt
Garage Type		Agland Value	147
Remodel		Site Improvements	
Year/Eff Age	/	Total Value	147 0.00 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

660103237

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.600	92	92	147	147
TMBR Totals						1.600			147	147
Total Agland						1.600			147	147