



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:24:20  
Page 1

Assessment Data				Primary Image					
Account	660105203			No Image On File					
Parcel ID	19N17E-03-1-00000-001-0000								
Cadastral ID	03-19-17-00220								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	334491								
MILLER, MIKE & SHANNON									
32609 ARMOISE DR WINCHESTER CA 92596-0000									
Parcel Location									
Situs	19865 E 595 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	3 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15694147 -95.47861980				Building Permits					
E2 W2 SE NE				Number	Description	Opened	Closed	Amount	
				CV21	CV23-POSS MED MARI GROWER	08/2021	08/2023		
				R21	R22- NEW 911 ADDRESS	05/2021	08/2021		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MILLER, MIKE & SHANNON	11/04/2021	0	4
					/	COX, CAROLYN L	05/18/2021	280,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2022	Land Value	137,366	137,366	11%	15,110	Assessed	38,435	3,077.11
Year Frozen		Improvements	214,335	212,048		23,325	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	351,701	349,414		38,435	Total Taxable	38,435	3,077.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105203	MILLER, MIKE & SHANNON			2	351,701	0	36,605	2,931.00
2024	2024-660105203	MILLER, MIKE & SHANNON			2	365,470	0	34,863	2,803.00
2023	2023-660105203	MILLER, MIKE & SHANNON			2	139,998	0	15,400	1,240.00
2022	2022-660105203	MILLER, MIKE & SHANNON			2	139,995	0	15,399	1,249.00
2021	2021-660105203	MILLER, MIKE & SHANNON			2	4,256	0	468	38.00



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 Page 2

Lot Data		Square-Foot - NBHD 1917 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	392,040.00 x .26 = 102,366							
Factor Value								
Adjustments								
Lot Value	102,366							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	102,366				
Total Area	x	Indicated Value	=	102,366				
Adjusted Cost	= 0	Value Per SqFt		0.00				
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent 0.00				
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model 1 Res				
				Adjustment Model A2 AO Test				
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 102,366				
				Indicated Value 102,366 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 102,366 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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 Time 10:24:20  
 Page 3

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY FLOOD ZONE</p> <p>Value Model 1259 UNPLATTED (ACRES)</p> <p>Value Method Acre</p> <p>Base Lot Value 1.00 x 35,000.00 = 35,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 35,000</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 5,000</p> <p>Total Base Value 216,500</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 216,500</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 214,335</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 214,335</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 214,335</p> <p>Land Value 35,000</p> <p>Cost Approach Value 249,335 49.87/SqFt</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 35,000</p> <p>Total Appraised Value 249,335 49.87/SqFt</p>



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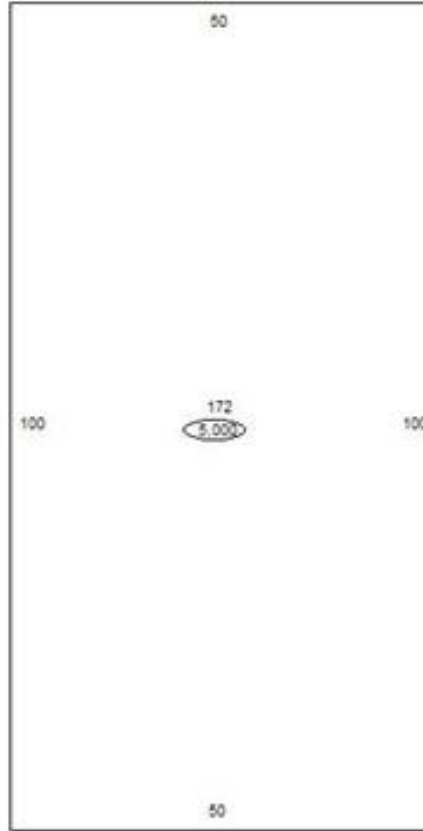
Date 04/18/2026

Time 10:24:20

Page 4

Sketch Image

660105203



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	172		20	172	5,000	1.000	5,000
<b>Total Building Area</b>						5,000		5,000



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Page 5

Account 660105203  
Parcel ID 19N17E-03-1-00000-001-0000  
Cadastral ID 03-19-17-00220

Tax Area Code 2  
Property Class RR  
Owners Name MILLER, MIKE & SHANNON

### Building Data

Building ID 5030  
Building Sequence 1  
Occupancy 1 172 Institutional Greenhouse, Large 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,000  
Average Perimeter 300  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2023  
Effective Age 1  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0001.JPG  
Image Date 8/7/2023  
Image Name IMG\_0001.JPG  
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-726\IMG\_0001.JPG

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 25.24  
Wall Cost 0.00  
HVAC Cost 18.06  
Basement Cost 0.00  
Total Base Cost 43.30  
Total Area 5,000  
Base RCN 216,500  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 216,500  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (2,165)  
Total RCNLD 214,335  
Lump Sums  
Total Building Value 214,335 \$ 42.87 Per SqFt