



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:25:55
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Assessment Data				Primary Image					
Account	660105387								
Parcel ID	23N15E-19-2-00000-001-0003								
Cadastral ID	19-23-15-02721								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	347915								
CFD12 LLC									
2183 W MAIN ST A203									
LEHI	UT 84043-0000								
Parcel Location				D:\Convert\Photos\660\017\729-01.jpg 1/6/2003					
Situs									
Subdivision									
Lot/Block	/	Parcel Size	45.49 - Acres						
Sec/Twn/Rng	19 / 23 / 15 / 2								
Neighborhood	4020 - OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.46338279 -95.75060296									
TR DESC AS COMM NW/C SEC; S89.40E 1958' TO POB; S 2588.26'; S86.1152E 747.07'; N00.3516E 2633.5'; N89.40W 772.46' TO POB.				Number Description Opened Closed Amount					
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FAIR VIEW ESTATES MOBILE HOME-P	07/17/2025	1,600,000	21
					/	WOFFORD, EDWARD LEE IV &	06/22/2021	1,400,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2026	Land Value	1,600,003	1,600,003	11%	176,000	Assessed	176,000	19,039.95
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	1,600,003	1,600,003		176,000	Total Taxable	176,000	19,040.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105387	CFD12 LLC	10	7,416	0	816	88.00		
2024	2024-660105387	FAIR VIEW ESTATES MOBILE HOME PARK LLC	10	7,416	0	816	85.00		
2023	2023-660105387	FAIR VIEW ESTATES MOBILE HOME PARK LLC	10	7,416	0	816	84.00		
2022	2022-660105387	FAIR VIEW ESTATES MOBILE HOME PARK LLC	10	7,416	0	816	84.00		
2021	2021-660105387	FAIR VIEW ESTATES MOBILE HOME PARK LLC	10	7,415	0	816	85.00		



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Lot Data		Square-Foot - NBHD 4020 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	43.3646							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	1,888,961.00 x .38 = 724,616							
Factor Value								
Adjustments	2.2081							
Lot Value	1,600,003							
Residential Data				D:\Convert\Photos\660\017\729-01.jpg 1/6/2003				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	1,600,003			
Cost Approach				Indicated Value	1,600,003 0.00 Per SqFt			
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	1,600,003 0.00 Total Value Per SqFt			
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	+ 1,600,003					
Total Area	x	Indicated Value	= 1,600,003					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value