



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																						
Account 660105665 Parcel ID 000000-0012-007-0-000-00 Cadastral ID 27-21-14-08940 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 336771 NDTCO-TRUSTEE FBO DOUGLAS E RICHISON IRA 1070 W CENTURY DR STE 101 LOUISVILLE CO 80027-0000 Parcel Location Situs 07905 N 149TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0007 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																										
Legal Description Lot/Long: 36.26871780 -95.80732904 LOT 7 BLOCK 12 PRESLEY HOLLOW										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21 0514X</td> <td>R23- NEW 1995 SQ FT SFR</td> <td>08/2021</td> <td>02/2022</td> <td>146,190</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 0514X	R23- NEW 1995 SQ FT SFR	08/2021	02/2022	146,190																																	
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1935		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,427.00 x 6.00 = 50,562		
Factor Value			
Adjustments	1.0000		
Lot Value	50,562		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-25\ 7/25/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Masonry, Brick/Stone 5% Veneer, Stone
Base/Total Area	1,990 / 1,990
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,990
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	643 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	316,695 159.14 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	432,720 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	298,292
Lot Value	50,562
Indicated Value	348,854 175.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	348,854 175.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.81	Total Misc Impr	+ 6,659
Roofing Adj	+ 5.38	Garage Cost	+ 30,478
Subfloor Adj	+ -3.41	Total RCN	= 307,518
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 9,226
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,292
Adj Base Cost	= 135.87	Lot Value	+ 50,562
Total Area	x 1,990	Indicated Value	= 348,854
Adjusted Cost	= 270,381	Value Per SqFt	175.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153573	7x6		42	29.40		1,235
PRCH	Slab Porch - Covered	153574	188		188	28.85		5,424



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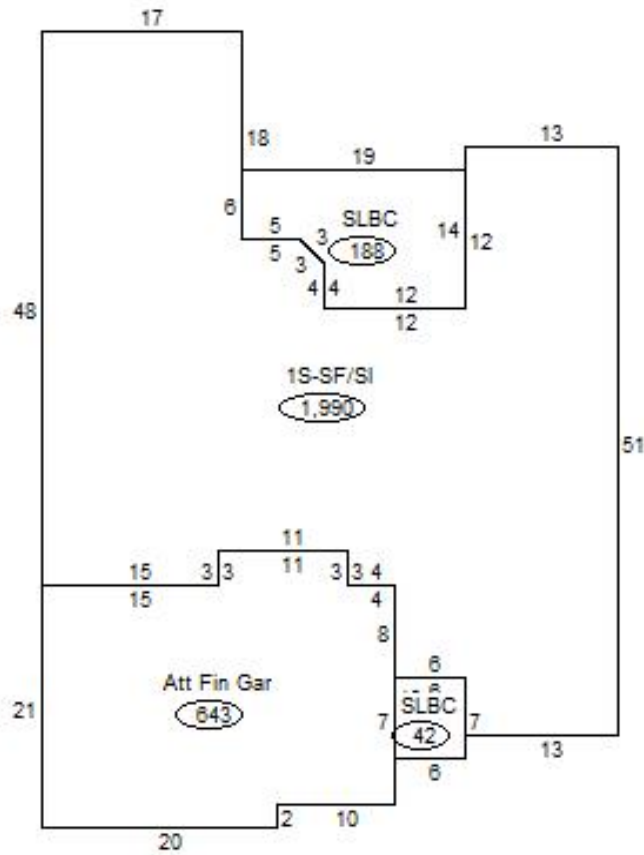
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,990	1.000	1,990
2	G	5		20	Att Fin Gar	643	1.000	643
3	M	PRCH		20	SLBC	42	1.000	42
4	M	PRCH		20	SLBC	188	1.000	188
Total Building Area						1,990		1,990