



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660107282 <b>Parcel ID</b> 000000-0003-013-0-000-00 <b>Cadastral ID</b> 20-21-16-13320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 336510 TRINITY INVESTMENTS LLC  12682 SHILOH RD GREELEY CO 80631-0000  <b>Parcel Location</b> <b>Situs</b> 01003 W ABILENE RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0013 / 0008 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lot/Long: 36.28532591 -95.62052890										<b>Building Permits</b>									
LOT 13 BLOCK 8 RED PLAINS PHASE II				<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>R23 23-7</td> <td>R24 NEW SFR 1480 SQ FT</td> <td>01/2023</td> <td>08/2023</td> <td>154,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 23-7	R24 NEW SFR 1480 SQ FT	01/2023	08/2023	154,000
Number	Description	Opened	Closed	Amount															
R23 23-7	R24 NEW SFR 1480 SQ FT	01/2023	08/2023	154,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	PENNY, KOBY & HAYDEN	03/27/2025	240,000	YES										
					/	RAUSCH COLEMAN HOMES OF TULSA	05/30/2023	226,500	YES										
					/	TULSA L DEV LLC	09/15/2022	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	44,196	44,196	11%	<b>Assessed</b>	26,636	2,461.97										
<b>Year Frozen</b>			<b>Improvements</b>	197,949	197,949		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	242,145	242,145		<b>Total Taxable</b>	26,636	2,462.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660107282	TRINITY INVESTMENTS LLC			17	233,888	0	25,728	2,378.00										
2024	2024-660107282	PENNY, KOBY & HAYDEN			17	234,474	0	25,792	2,384.00										
2023	2023-660107282	PENNY, KOBY & HAYDEN			17	2,102	0	231	21.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1767		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,698.00 x 5.74 = 44,196		
Factor Value			
Adjustments	1.0000		
Lot Value	44,196		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG\_00: 10/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,521 / 1,521
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,521
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	197,949		
Lot Value	44,196		
Indicated Value	242,145	159.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,145	159.20	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.43	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.50	Garage Cost	+ 15,115
Subfloor Adj	+ -1.15	Total RCN	= 201,989
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,040
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,949
Adj Base Cost	= 121.11	Lot Value	+ 44,196
Total Area	x 1,521	Indicated Value	= 242,145
Adjusted Cost	= 184,208	Value Per SqFt	159.20

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157804	5x4		20	24.21		484
PRCH	Slab Porch - Covered	157805	13x7		91	23.98		2,182



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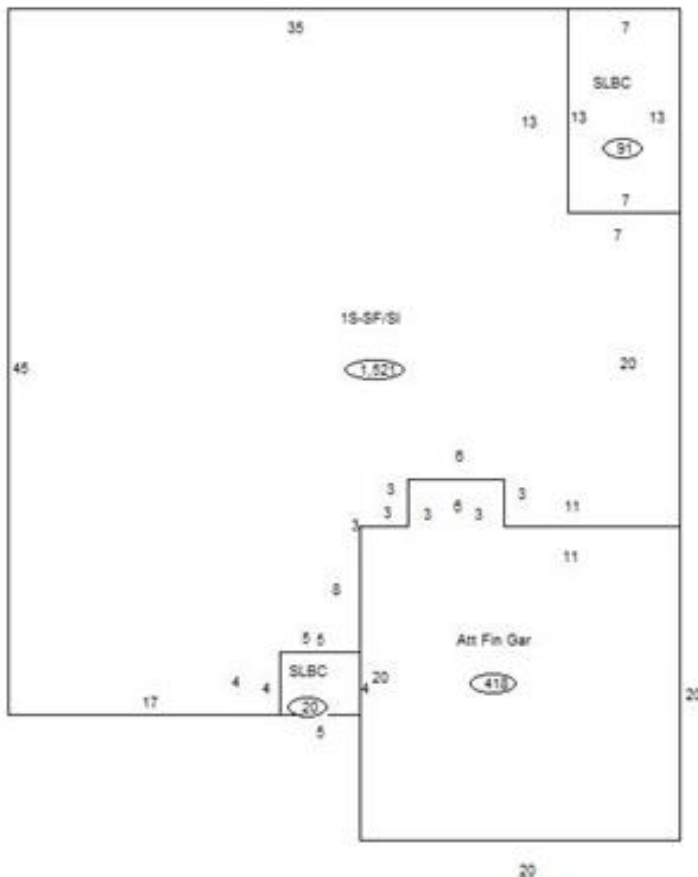
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### Sketch Image

660107282



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,521	1.000	1,521
2	G	5		10	Att Fin Gar	418	1.000	418
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PRCH		10	SLBC	91	1.000	91
<b>Total Building Area</b>						1,521		1,521