



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 660109060 Parcel ID 23N17E-33-4-00000-002-0000 Cadastral ID 33-23-17-01020 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 344576 HARRIS, STEVEN & PEGGY PO BOX 6116 NOGALES AZ 85628-0000 Parcel Location Situs 12901 S 4210 RD UNIT A Subdivision Lot/Block / Parcel Size 12.09 - Acres Sec/Twn/Rng 33 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																						
Legal Description Lat/Long: 36.42859512 -95.50356123																																																						
TR DESC 2024-006396 AS COMM NE/C E2 NW SW; S01.3432E 116.22' TO POB; S01.3432E 1163'; S88.3347W 592.23'; N36.3125E 11741'; N45 3743E 38.51'; N53.1444E 60.59'; N01.3432W 1007.53'; N88.2102E 442' TO POB.					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>S24</td> <td>S25 SPLIT</td> <td>06/2024</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S24	S25 SPLIT	06/2024																																					
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Square-Foot				
Base Lot Value					
Factor Value		\\tsclient\T\TOMMY DUNLAP\New folder (481)\IMG_0006.JPG		7/15/2025	
Adjustments		GRM Approach			
Lot Value		GRM Code		0.00	
		Gross Rent		0.00	
		Indicated Value			
Residential Data				Multiple Regression	
Type	1 Single Family Residence	MRA Code			
Condition	1 - Low	Adusted R			
Quality	2 - Fair	Indicated Value			
Architecture	TRAD TRADITIONAL	Direct Comparables			
Style	100% One Story	Selection Model		1 Res	
Exterior Wall	100% Veneer, Stone	Adjustment Model		A2 AO Test	
Base/Total Area	1,392 / 1,392	Comparables			
Style	100% One Story	Indicated Value			
HVAC	100% Wall Furnace	Value Reconciliation			
Roof Cover	1 Composition Shingle	Selected Approach		Cost Approach	
Area on Slab	0	Improvements		34,101	
Fixture/RghIn	8 /	Lot Value			
Bed/F/H Bath	3 / 2.0 /	Indicated Value		34,101 24.50 Per SqFt	
Basement Area		Agland Value		651	
Garage Type		Site Improvements		4,957	
Remodel		Total Value		39,709 28.53 Total Value Per SqFt	
Year/Eff Age	1967 / 83				
Cost Approach		Manual : 01/2025			
Base Cost	104.15	Total Misc Impr	+	6,094	
Roofing Adj	+ 4.05	Garage Cost	+		
Subfloor Adj	+ 2.42	Total RCN	=	170,503	
Heat/Cool Adj	+ 0.76	Depreciation (80%)	-	136,402	
Plumbing Adj	+ 6.73	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	34,101	
Adj Base Cost	= 118.11	Lot Value	+		
Total Area	x 1,392	Indicated Value	=	34,101	
Adjusted Cost	= 164,409	Value Per SqFt		24.50	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	68745	12x6		72	21.07		1,517



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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	Crawl	10	1 St/Cr	1,392	1.000	1,392
2	M	PRCH		10	SLBC	72	1.000	72
Total Building Area						1,392		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	20x27x8	Dirt	Galvanized Metal	540
	Qual 3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (20.40 x 540)		11,016	11,016	6,059		4,957



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.090	36	36	147	147
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			8.000	63	63	504	504
TMBR Totals						12.090			651	651
Total Agland						12.090			651	651