



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:21:51
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Assessment Data					Primary Image																																																																										
Account 660109189 Parcel ID 000418-0001-002-0-000-00 Cadastral ID 30-21-16-14320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348760 CORREA, JOSE VICENTE & THERESA ANN GEYER 1457 LAS VILLAS BLVD SEBRING FL 33870-0000 Parcel Location Situs 23021 S KING RIDGE DR Subdivision KING RIDGE V Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109189_001.JPG 1/15/2026</p>																																																																										
Legal Description Lot/Long: 36.27794548 -95.64779690 LOT 2 BLOCK 1 KING RIDGE V																																																																															
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1634		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,118.00 x 5.95 = 42,352		
Factor Value			
Adjustments	0.9786		
Lot Value	41,446		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,374 / 1,374
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,374
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	416 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	

Cost Approach				Manual : 01/2025			
Base Cost	101.34	Total Misc Impr	+ 2,245	Roofing Adj	+ 4.62	Garage Cost	+ 15,068
Subfloor Adj	+ -1.22	Total RCN	= 187,428	Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,874
Plumbing Adj	+ 7.60	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 185,554
Adj Base Cost	= 123.81	Lot Value	+ 41,446	Total Area	x 1,374	Indicated Value	= 227,000
Adjusted Cost	= 170,115	Value Per SqFt	165.21				

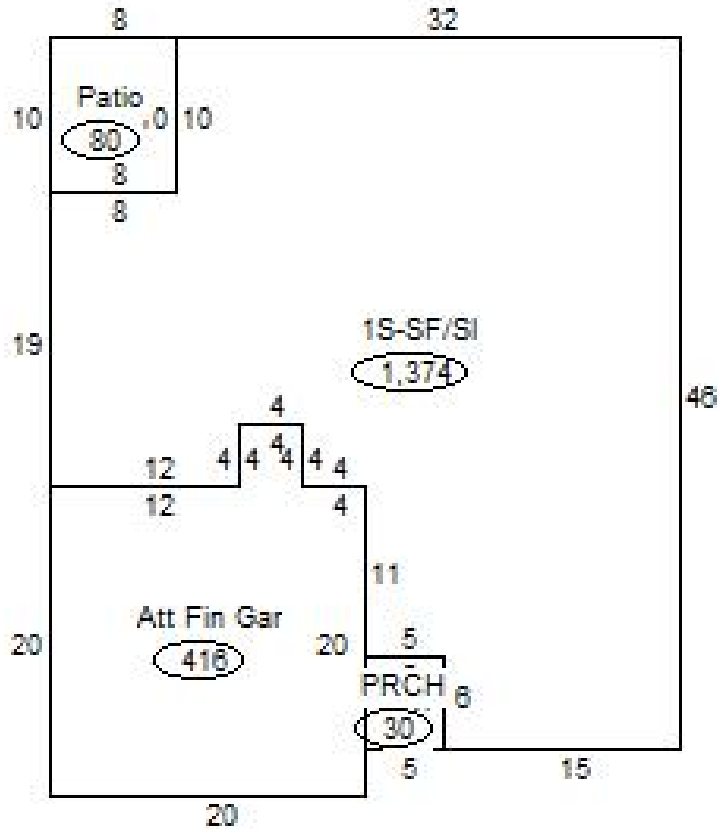
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,554		
Lot Value	41,446		
Indicated Value	227,000	165.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,000	165.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193846	6x5		30	24.17		725
PATC	Patio - Covered	193847	10x8		80	19.00		1,520



Sketch Image

660109189



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,374	1.000	1,374
2	G	5		20	Att Fin Gar	416	1.000	416
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	80	1.000	80
Total Building Area						1,374		1,374