



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:24:49  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660109289 <b>Parcel ID</b> 000418-0007-012-0-000-00 <b>Cadastral ID</b> 25-21-15-02760 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 346688 POLATSEK, MARK  1209 ELMIRA ST AURORA CO 80010-0000  <b>Parcel Location</b> <b>Situs</b> 09962 E LARRY ST <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0012 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660109289_001.JPG 1/7/2025</p>																																																	
<b>Legal Description</b> Lot/Long: 36.27323537 -95.65162004 LOT 12 BLOCK 7 KING RIDGE V																																																						
<b>Exemptions</b>					<b>Building Permits</b>																																																	
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1642		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,152.00 x 5.95 = 42,554		
Factor Value			
Adjustments			
Lot Value	42,554		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,328 / 1,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,328
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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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	101.91	Total Misc Impr	+ 1,810				
Roofing Adj	+ 4.64	Garage Cost	+ 14,362				
Subfloor Adj	+ -1.21	Total RCN	= 181,734				
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,635				
Plumbing Adj	+ 7.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 178,099				
Adj Base Cost	= 124.67	Lot Value	+ 42,554				
Total Area	x 1,328	Indicated Value	= 220,653				
Adjusted Cost	= 165,562	Value Per SqFt	166.15				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,099		
Lot Value	42,554		
Indicated Value	220,653	166.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,653	166.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	162783	12x4		48	24.12		1,158
PATO	Patio - Open	162784	10x6		60	10.86		652



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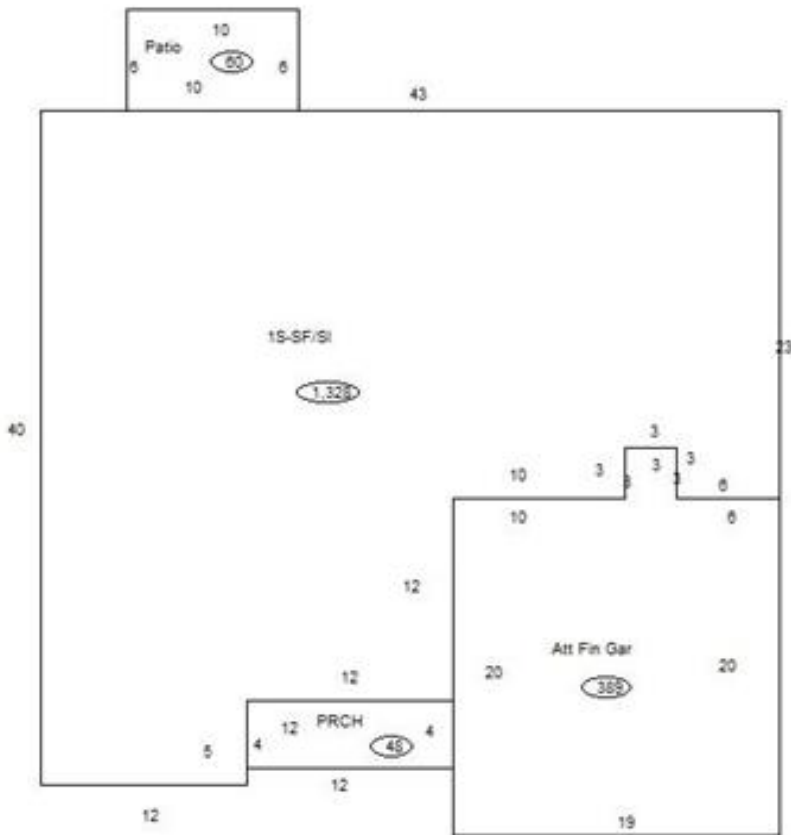
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,328	1.000	1,328
2	G	5		10	Att Fin Gar	389	1.000	389
3	M	PRCH		10	PRCH	48	1.000	48
4	M	PATO		10	Patio	60	1.000	60
<b>Total Building Area</b>						<b>1,328</b>		<b>1,328</b>