



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																				
Account 300011152 Parcel ID 1070-00-094-002-0-001-00 Cadastral ID 1070-094-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 25792 LAWRENCE, DAYLE P O BOX 67 SCOTIA CA 95565- Parcel Location Situs 00404 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0094 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																									
Legal Description Lat/Long: 36.83970748 -99.62329298 MILLERS ADD. BLOCK 94 LOTS: 2-4-6-8 BOOK 790 PAGE 606																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	<p>1070-00-094-002-0-001-00 11152 2/25/2021</p>
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	210 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 78



1 3/2/2022

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	87.92	Total Misc Impr	+ 5,753
Roofing Adj	+ 4.26	Garage Cost	+ 7,383
Subfloor Adj	+ 0.00	Total RCN	= 137,694
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 103,271
Plumbing Adj	+ 5.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,423
Adj Base Cost	= 108.50	Lot Value	+ 3,525
Total Area	x 1,148	Indicated Value	= 37,948
Adjusted Cost	= 124,558	Value Per SqFt	33.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,423		
Lot Value	3,525		
Indicated Value	37,948	33.06	Per SqFt
Agland Value			
Site Improvements	832		
Total Value	38,780	33.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	2577	7x5		35	60.07		2,102
CPAT	Carport - Attached	8319	36x11		396	9.22		3,651



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive Carport	65x11x0			715
	Qual	3	Cond 3	Year 1970	Eff Age 56	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.12 x 715)	2,946		2,946	2,357	589
	PACN	Paving - Concrete Drive-Garage Entry	24x10x0			240
	Qual	3	Cond 3	Year 1970	Eff Age 56	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.06 x 240)	1,214		1,214	971	243