




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000187 Parcel ID 000000-00-0-00735-002-0006 Cadastral ID 01-20-15-04440 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 336139 NEXT LEVEL PROPERTY INVESTMENTS LLC 4411 E LAPALMA AVE ANAHEIM CA 92807-0000					 <p>660000187_002.JPG 9/25/2025</p>																																																																																																																				
Parcel Location Situs 09255 E SHADY LN Subdivision SHADY LANE Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24115029 -95.66833058					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0167 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,289.00 x 1.39 = 61,349 Factor Value Adjustments 1.0000 Lot Value 61,349		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,084 / 2,084
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,815	109.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	160,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.01	Total Misc Impr	+ 7,703				
Roofing Adj	+ 4.22	Garage Cost	+ 19,794				
Subfloor Adj	+ 1.09	Total RCN	= 286,517				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 126,067				
Plumbing Adj	+ 8.50	Lump Sums	+ 14,153				
Basement Adj	+ 0.00	RCNLD	= 174,603				
Adj Base Cost	= 124.29	Lot Value	+ 61,349				
Total Area	x 2,084	Indicated Value	= 235,952				
Adjusted Cost	= 259,020	Value Per SqFt	113.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,603		
Lot Value	61,349		
Indicated Value	235,952	113.22	Per SqFt
Agland Value			
Site Improvements	18,664		
Total Value	254,616	122.18	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	600		109	109	23.92	2,607
WODC	Wood Deck - Covered	601		370	370	28.09	10,393
WODO	Wood Deck - Open	174173		21x8	168	22.38	3,760



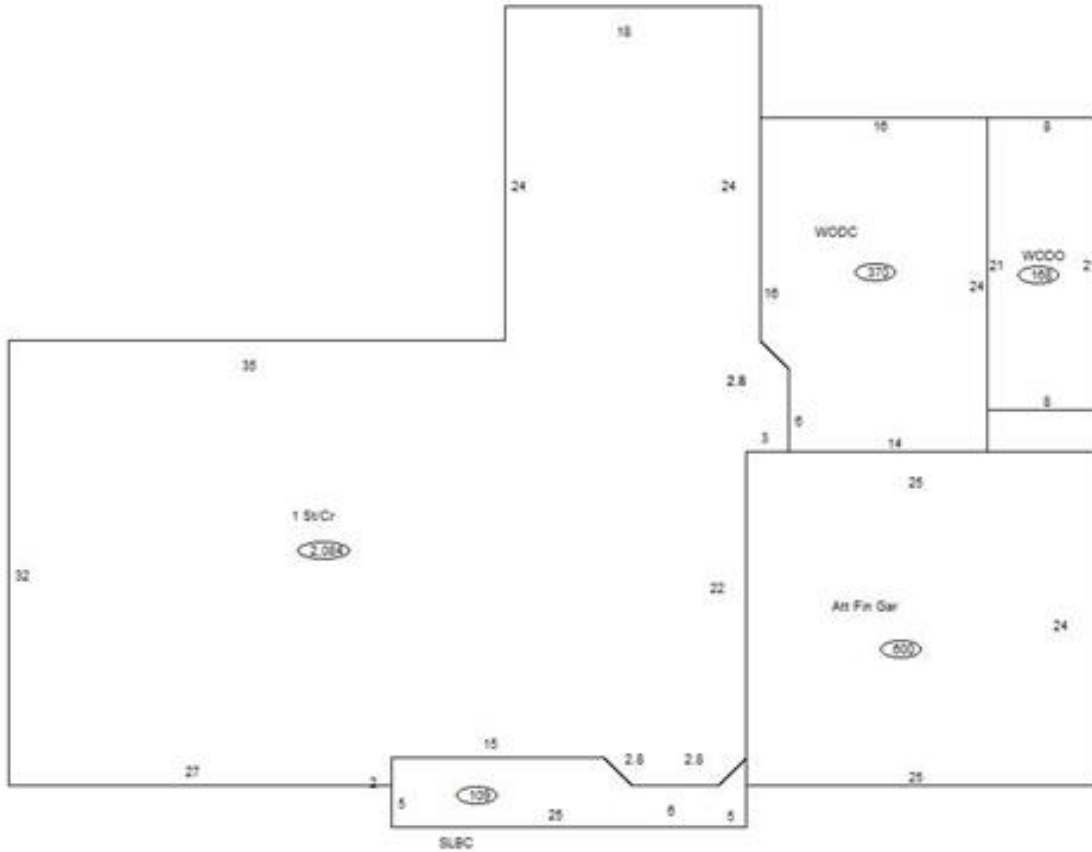
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Sketch Image

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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	2,084	1.000	2,084
2	G	5		10	Att Fin Gar	600	1.000	600
3	M	PRCH		10	SLBC	109	1.000	109
4	M	WODC		10	WODC	370	1.000	370
5	M	WODO		10	WODO	168	1.000	168
Total Building Area						2,084		2,084



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	26x30x8	Concrete	Composition Shingle	780
	Qual 3	Cond 3	Year 2013	Eff Age 10		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (29.91 x 780)	23,330	23,330	4,666	18,664