



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 660001194 Parcel ID 000000-00-0-00603-001-0011 Cadastral ID 02-20-15-05610 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 342833 BATEMAN FAMILY TRUST JOHN W BATEMAN-TRUSTEE 12871 ADAMS ST GARDEN GROVE CA 92845-0000 Parcel Location Situs 08532 MELODY CT Subdivision PONDCREEK AMD Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>C:\Users\RLN\Pictures\2017-04-12 04-12-17\04-12-17 095.JPG 4/17/2017</p>														
Legal Description Lat/Long: 36.23716327 -95.68011764																			
LOT 11 BLOCK 1 PONDCREEK AMD					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	COLLINS, JOHN C III	10/03/2023	85,000	19										
					/	COLLINS, GREGORY A	09/17/2018	0	4										
					2720/414	COLLINS, JOHN C III &	06/27/2018	35,000	4										
					2675/678	COLLINS, JOHN CLOYD	11/20/2017	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2024		Land Value 73,256	73,256	11%	8,058	Assessed	19,595	2,040.46										
Year Frozen	0		Improvements 104,878	104,878		11,537	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 178,134	178,134		19,595	Total Taxable	19,595	2,040.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001194	BATEMAN FAMILY TRUST			80	174,673	0	19,214	2,001.00										
2024	2024-660001194	BATEMAN FAMILY TRUST			80	167,032	0	18,373	1,761.00										
2023	2023-660001194	COLLINS, JOHN C III			80	111,532	0	12,269	1,158.00										
2022	2022-660001194	COLLINS, JOHN C III			80	107,786	0	11,856	1,139.00										
2021	2021-660001194	COLLINS, JOHN C III			80	114,681	0	12,615	1,181.00										
2020	2020-660001194	COLLINS, JOHN C III			80	115,963	0	12,756	1,196.00										
2019	2019-660001194	COLLINS, JOHN C III			80	113,626	0	12,499	1,191.00										
2018	2018-660001194	COLLINS, JOHN C III			80	120,306	0	13,234	1,261.00										
2017	2017-660001194	COLLINS, JOHN C JR			80	119,351	1000	12,129	1,169.00										
2016	2016-660001194	COLLINS, JOHN C JR			80	116,312	1000	11,794	1,141.00										
2015	2015-660001194	COLLINS, JOHN C JR			80	117,835	1000	11,678	1,138.00										
2014	2014-660001194	COLLINS, JOHN C JR			80	120,168	1000	11,309	1,044.00										
2013	2013-660001194	COLLINS, JOHN C JR			80	112,406	1000	10,950	1,047.00										



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Lot Data		Square-Foot - NBHD 1116 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0037. 3/4/2022</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.5634							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	68,103.00 x 1.08 = 73,256							
Factor Value								
Adjustments	1.0000							
Lot Value	73,256							
Residential Data								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	20% Veneer, Masonry 80% Frame, Plywood or Ha							
Base/Total Area	1,548 / 1,548							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	1,344 Attached Garage - Finished							
Remodel								
Year/Eff Age	1977 / 49							
Cost Approach		Manual : 01/2025						
Base Cost	94.98	Total Misc Impr	+	1,397				
Roofing Adj	+ 4.38	Garage Cost	+	43,223				
Subfloor Adj	+ 1.15	Total RCN	=	232,052				
Heat/Cool Adj	+ 11.47	Depreciation (56%)	-	129,949				
Plumbing Adj	+ 9.10	Lump Sums	+	2,775				
Basement Adj	+ 0.00	RCNLD	=	104,878				
Adj Base Cost	= 121.08	Lot Value	+	73,256				
Total Area	x 1,548	Indicated Value	=	178,134				
Adjusted Cost	= 187,432	Value Per SqFt		115.07				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	104,878							
Lot Value	73,256							
Indicated Value	178,134	115.07	Per SqFt					
Agland Value								
Site Improvements								
Total Value	178,134	115.07	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	3140	12x11		132	10.58		1,397
WODO	WOOD DECK - OPEN	3141	32x12		384	16.06	55%	2,775



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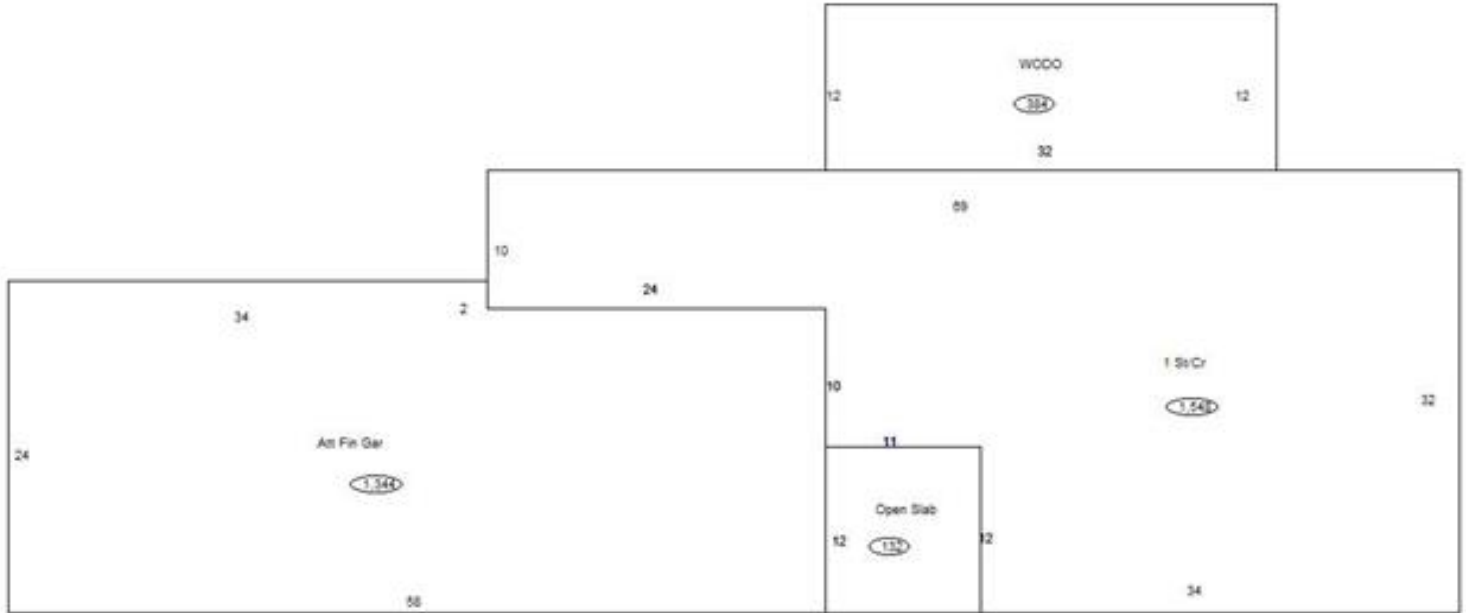
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Sketch Image

660001194



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,548	1.000	1,548
2	G	5		10	Att Fin Gar	1,344	1.000	1,344
3	M	PATO		10	Open Slab	132	1.000	132
4	M	WODO		10	WODO	384	1.000	384
Total Building Area						1,548		1,548