



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:21:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001239 Parcel ID 20N16E-02-1-00000-000-0000 Cadastral ID 02-20-16-00200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 342126 OKLAHOMA HOMES LLC 20950 AVENUE SAN LUIS WOODLAND HILLS CA 91364-0000 Parcel Location Situs 14806 E 530 RD Subdivision Lot/Block / Parcel Size 9.4 - Acres Sec/Twn/Rng 2 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-10\IMG 9/10/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24765196 -95.56804556																																																																																																																									
TR DESC 2022-015585 AS COMM NE/C E2 W2 GOVT LOT 1; S88 3826W 33.09' TO POB; S02.1843E 1241.20'; S88.1854W 312.77'; N01 3523W 3.89'; S88.4042W 17' TO SW/C 9/3 MEADOWRANCH III; N02 1750W 1239.14' TO N LINE GOVT LOT 1; N88.3826E 329.42' TO POB.					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>DAVIDOV, MIKHAIL</td> <td>08/10/2023</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>WREDE, ERIC WAYNE</td> <td>09/08/2022</td> <td>238,000</td> <td>YES</td> </tr> <tr> <td>2482/823</td> <td>HEIDLAGE, PATSY</td> <td>06/26/2015</td> <td>154,500</td> <td>WG</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DAVIDOV, MIKHAIL	08/10/2023	0	4	/	WREDE, ERIC WAYNE	09/08/2022	238,000	YES	2482/823	HEIDLAGE, PATSY	06/26/2015	154,500	WG																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	DAVIDOV, MIKHAIL	08/10/2023	0	4																																																																																																																					
/	WREDE, ERIC WAYNE	09/08/2022	238,000	YES																																																																																																																					
2482/823	HEIDLAGE, PATSY	06/26/2015	154,500	WG																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 1,611</td> <td>1,611</td> <td>11%</td> <td>177</td> <td>Assessed</td> <td>17,579</td> <td>1,459.94</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 173,941</td> <td>158,204</td> <td></td> <td>17,402</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 175,552</td> <td>159,815</td> <td></td> <td>17,579</td> <td>Total Taxable</td> <td>17,579</td> <td>1,460.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2023	Land Value 1,611	1,611	11%	177	Assessed	17,579	1,459.94	Year Frozen	0	Improvements 173,941	158,204		17,402	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 175,552	159,815		17,579	Total Taxable	17,579	1,460.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																																																																																	
Remove Cap	2023	Land Value 1,611	1,611	11%	177	Assessed	17,579	1,459.94																																																																																																																	
Year Frozen	0	Improvements 173,941	158,204		17,402	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 175,552	159,815		17,579	Total Taxable	17,579	1,460.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660001239</td><td>OKLAHOMA HOMES LLC</td><td>5</td><td>155,161</td><td>0</td><td>17,067</td><td>1,417.00</td></tr> <tr><td>2024</td><td>2024-660001239</td><td>OKLAHOMA HOMES LLC</td><td>5</td><td>163,377</td><td>0</td><td>17,971</td><td>1,500.00</td></tr> <tr><td>2023</td><td>2023-660001239</td><td>OKLAHOMA HOMES LLC</td><td>5</td><td>238,000</td><td>0</td><td>26,180</td><td>2,180.00</td></tr> <tr><td>2022</td><td>2022-660001239</td><td>DAVIDOV, MIKHAIL</td><td>5</td><td>218,159</td><td>1000</td><td>15,768</td><td>1,312.00</td></tr> <tr><td>2021</td><td>2021-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>154,025</td><td>1000</td><td>15,897</td><td>1,349.00</td></tr> <tr><td>2020</td><td>2020-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>151,274</td><td>1000</td><td>15,405</td><td>1,304.00</td></tr> <tr><td>2019</td><td>2019-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>144,795</td><td>1000</td><td>14,927</td><td>1,293.00</td></tr> <tr><td>2018</td><td>2018-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>149,436</td><td>1000</td><td>15,438</td><td>1,338.00</td></tr> <tr><td>2017</td><td>2017-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>148,055</td><td>1000</td><td>15,286</td><td>1,247.00</td></tr> <tr><td>2016</td><td>2016-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>143,901</td><td>1000</td><td>14,829</td><td>1,265.00</td></tr> <tr><td>2015</td><td>2015-660001239</td><td>WREDE, ERIC WAYNE</td><td>5</td><td>138,819</td><td>1000</td><td>14,270</td><td>1,206.00</td></tr> <tr><td>2014</td><td>2014-660001239</td><td>HEIDLAGE WILLIAMS, VICKIE</td><td>5</td><td>140,185</td><td>1000</td><td>13,979</td><td>1,200.00</td></tr> <tr><td>2013</td><td>2013-660001239</td><td>HEIDLAGE, PATSY J</td><td>5</td><td>132,209</td><td>1000</td><td>13,543</td><td>1,180.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660001239	OKLAHOMA HOMES LLC	5	155,161	0	17,067	1,417.00	2024	2024-660001239	OKLAHOMA HOMES LLC	5	163,377	0	17,971	1,500.00	2023	2023-660001239	OKLAHOMA HOMES LLC	5	238,000	0	26,180	2,180.00	2022	2022-660001239	DAVIDOV, MIKHAIL	5	218,159	1000	15,768	1,312.00	2021	2021-660001239	WREDE, ERIC WAYNE	5	154,025	1000	15,897	1,349.00	2020	2020-660001239	WREDE, ERIC WAYNE	5	151,274	1000	15,405	1,304.00	2019	2019-660001239	WREDE, ERIC WAYNE	5	144,795	1000	14,927	1,293.00	2018	2018-660001239	WREDE, ERIC WAYNE	5	149,436	1000	15,438	1,338.00	2017	2017-660001239	WREDE, ERIC WAYNE	5	148,055	1000	15,286	1,247.00	2016	2016-660001239	WREDE, ERIC WAYNE	5	143,901	1000	14,829	1,265.00	2015	2015-660001239	WREDE, ERIC WAYNE	5	138,819	1000	14,270	1,206.00	2014	2014-660001239	HEIDLAGE WILLIAMS, VICKIE	5	140,185	1000	13,979	1,200.00	2013	2013-660001239	HEIDLAGE, PATSY J	5	132,209	1000	13,543	1,180.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660001239	OKLAHOMA HOMES LLC	5	155,161	0	17,067	1,417.00																																																																																																																		
2024	2024-660001239	OKLAHOMA HOMES LLC	5	163,377	0	17,971	1,500.00																																																																																																																		
2023	2023-660001239	OKLAHOMA HOMES LLC	5	238,000	0	26,180	2,180.00																																																																																																																		
2022	2022-660001239	DAVIDOV, MIKHAIL	5	218,159	1000	15,768	1,312.00																																																																																																																		
2021	2021-660001239	WREDE, ERIC WAYNE	5	154,025	1000	15,897	1,349.00																																																																																																																		
2020	2020-660001239	WREDE, ERIC WAYNE	5	151,274	1000	15,405	1,304.00																																																																																																																		
2019	2019-660001239	WREDE, ERIC WAYNE	5	144,795	1000	14,927	1,293.00																																																																																																																		
2018	2018-660001239	WREDE, ERIC WAYNE	5	149,436	1000	15,438	1,338.00																																																																																																																		
2017	2017-660001239	WREDE, ERIC WAYNE	5	148,055	1000	15,286	1,247.00																																																																																																																		
2016	2016-660001239	WREDE, ERIC WAYNE	5	143,901	1000	14,829	1,265.00																																																																																																																		
2015	2015-660001239	WREDE, ERIC WAYNE	5	138,819	1000	14,270	1,206.00																																																																																																																		
2014	2014-660001239	HEIDLAGE WILLIAMS, VICKIE	5	140,185	1000	13,979	1,200.00																																																																																																																		
2013	2013-660001239	HEIDLAGE, PATSY J	5	132,209	1000	13,543	1,180.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:21:18
 Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,752 / 2,052
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,752
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-10\IMG 9/10/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	92.99	Total Misc Impr	+ 18,413				
Roofing Adj	+ 3.74	Garage Cost	+ 19,093				
Subfloor Adj	+ -0.99	Total RCN	= 270,367				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 127,072				
Plumbing Adj	+ 6.27	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 143,295				
Adj Base Cost	= 113.48	Lot Value	+ 143,295				
Total Area	x 2,052	Indicated Value	= 143,295				
Adjusted Cost	= 232,861	Value Per SqFt	69.83				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,295		
Lot Value			
Indicated Value	143,295	69.83	Per SqFt
Agland Value	1,611		
Site Improvements	30,646		
Total Value	175,552	85.55	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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	3296	16x14		224	23.49		5,262
PRCH	Porch	3298	124		124	23.86		2,959



Rogers

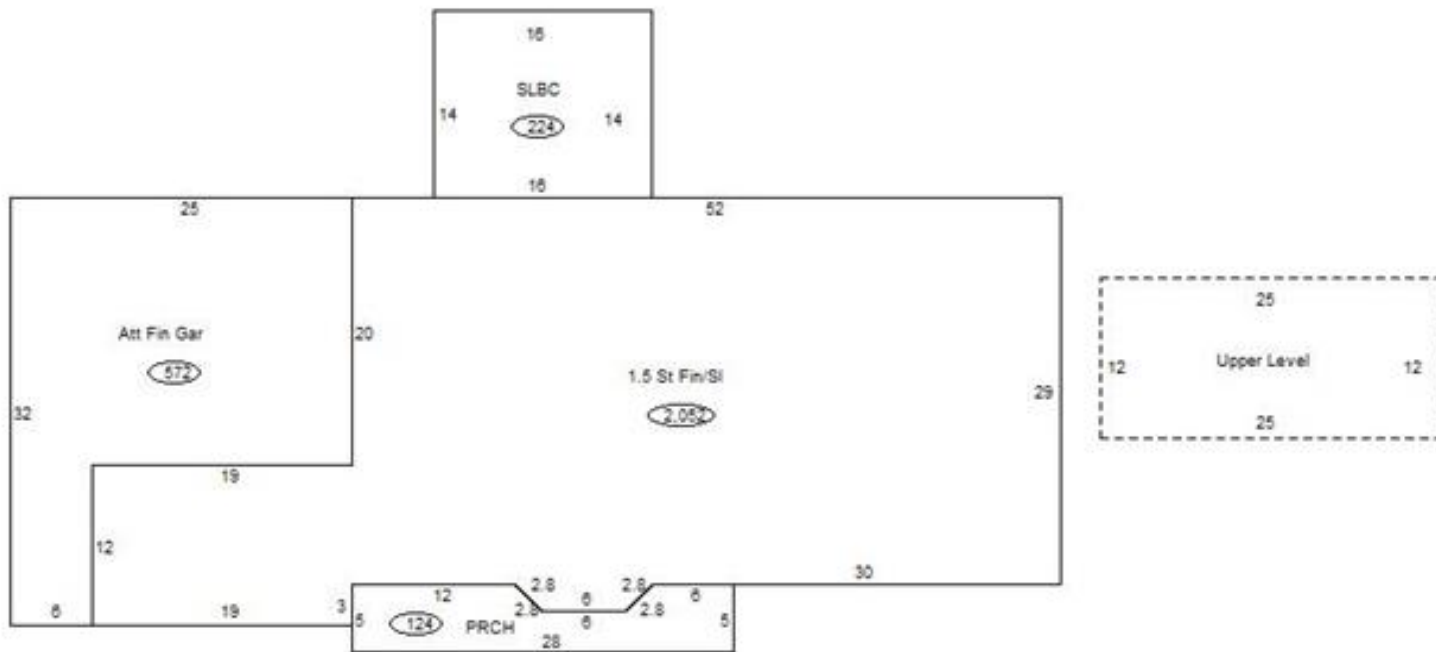
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:21:18
 Page 3

Sketch Image

660001239



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,752	1.171	2,052
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	224	1.000	224
4	U	^UL	Overhang	13	Upper Level	300	1.000	300
5	M	PRCH		13	PRCH	124	1.000	124
Total Building Area						1,752		2,052



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:21:19
 Page 4

660001239

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	20x20x8	Base	Formed Metal	400	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 400)		1,752		1,752	578	1,174
UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720	
Qual	3	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (31.86 x 720)		22,939		22,939	6,423	16,516
SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144	
Qual	3	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (25.00 x 144)		3,600		3,600	2,340	1,260
LOAF	Loafing Shed	10x16x8	Dirt	Galvanized Metal	160	
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
Base Cost (6.36 x 160)		1,018		1,018	723	295
BNGP	Barn - General Purpose	36x36x10	Dirt	Galvanized Metal	1,296	
Qual	2	Cond 3	Year 1985	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD	
Base Cost (18.85 x 1,296)		24,430		24,430	14,169	10,261
LOAF	Loafing Shed	16x56x8	Dirt	Galvanized Metal	896	
Qual	3	Cond 2	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.36 x 896)		5,699		5,699	4,559	1,140



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:21:19
Page 5

Agland Inventory

660001239

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.546	142	142	77	77
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.458	144	144	498	498
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.396	192	192	1,036	1,036
NTV PST Totals						9.400			1,611	1,611
Total Agland						9.400			1,611	1,611