



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:16:17
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Assessment Data					Primary Image																																																																																																																				
Account 660001284 Parcel ID 000000-00-0-00498-001-0012 Cadastral ID 02-20-16-02810 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 269316 NUNN, DONALD E & MADELYN M TRUSTEES OF NUNN TRUST 2127 SECCOMBE CT WALNUT CREEK CA 94598-0000 Parcel Location Situs 25052 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24868081 -95.57761299 LOT 12 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0701 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,613.00 x 1.27 = 59,048 Factor Value Adjustments 1.0000 Lot Value 59,048		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,406 / 2,078
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,406
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	410 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	210,048	101.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	246,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	81.96	Total Misc Impr	+	10,252			
Roofing Adj	+ 3.05	Garage Cost	+	14,920			
Subfloor Adj	+ -0.82	Total RCN	=	238,022			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	64,266			
Plumbing Adj	+ 6.77	Lump Sums	+	1,275			
Basement Adj	+ 0.00	RCNLD	=	175,031			
Adj Base Cost	= 102.43	Lot Value	+	59,048			
Total Area	x 2,078	Indicated Value	=	234,079			
Adjusted Cost	= 212,850	Value Per SqFt		112.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,031		
Lot Value	59,048		
Indicated Value	234,079	112.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,079	112.65	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	3441	22x6		132	23.83		3,146
PATO	SLAB PORCH - OPEN	3442	16x8		128	10.61		1,358
PATO	SLAB PORCH - OPEN	3443	10x6		60	10.86		652
BALW	Balcony - Wood	183028	8x6		48	26.56		1,275



Rogers

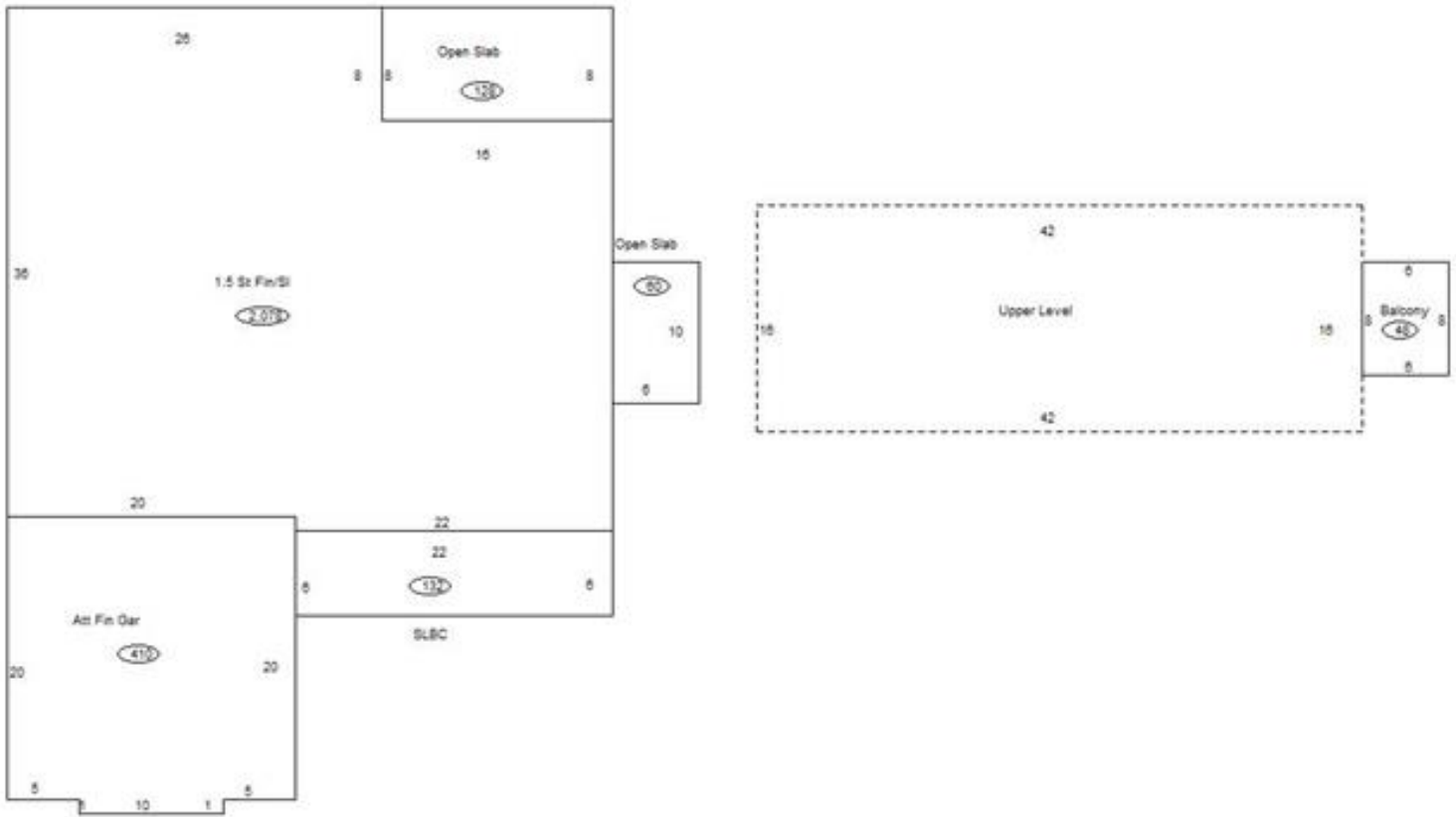
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Sketch Image

660001284



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,406	1.478	2,078
2	G	5		10	Att Fin Gar	410	1.000	410
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PATO		10	Open Slab	128	1.000	128
5	M	PATO		10	Open Slab	60	1.000	60
6	U	^UL		10	Upper Level	672	1.000	672
7	M	BALW		10	Balcony	48	1.000	48
Total Building Area						1,406		2,078