



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:13:37
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Assessment Data					Primary Image																																																																																																																				
Account 660001293 Parcel ID 000000-00-0-00498-001-0021 Cadastral ID 02-20-16-02900 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 25212 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0021 / 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																																																																																																																									
Legal Description Lot/Long: 36.24606813 -95.57790292 LOT 21 BLOCK 1 MEADOWRANCH 2 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>4998</td> <td>NEW HOME</td> <td>05/1998</td> <td>01/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4998	NEW HOME	05/1998	01/1999																																																																																																							
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9822		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,786.00 x 1.31 = 56,050		
Factor Value			
Adjustments	1.0000		
Lot Value	56,050		



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	1,414 / 2,086
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,414
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 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	
Adusted R	0.8445		
Indicated Value	211,433	101.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	235,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.73	Total Misc Impr	+	10,974			
Roofing Adj	+ 3.11	Garage Cost	+	15,166			
Subfloor Adj	+ -0.82	Total RCN	=	245,650			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	66,326			
Plumbing Adj	+ 6.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	179,324			
Adj Base Cost	= 105.23	Lot Value	+	56,050			
Total Area	x 2,086	Indicated Value	=	235,374			
Adjusted Cost	= 219,510	Value Per SqFt		112.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,324		
Lot Value	56,050		
Indicated Value	235,374	112.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,374	112.84	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
PATO	Patio - Open	3482	16x9		144	10.47		1,508
PRCH	Porch	3484	185		185	23.62		4,370



Rogers

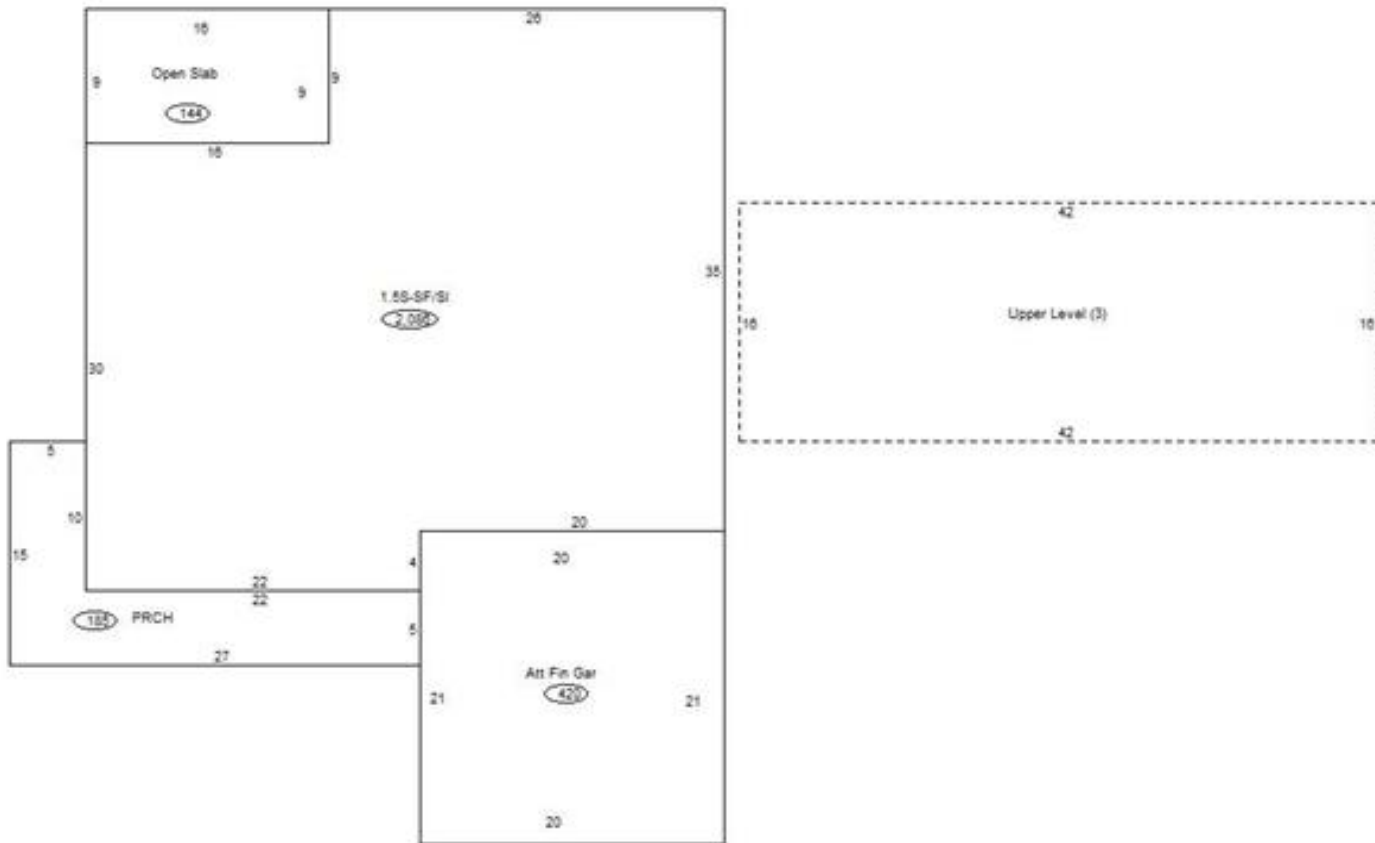
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Sketch Image

660001293



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	420	1.000	420
2	M	PATO		10	Open Slab	144	1.000	144
3	R	5	Slab	10	1.5S-SF/SI	1,414	1.475	2,086
4	M	PRCH		10	PRCH	185	1.000	185
5	U	^UL		10	Upper Level (3)	672	1.000	672
Total Building Area						1,414		2,086