



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 660002510 Parcel ID 22N17E-03-1-00000-000-0000 Cadastral ID 03-22-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 342402 BRYAN AND SONS PROPERTY LLC 2217 CAMPUS DR EL SEGUNDO CA 90245-0000 Parcel Location Situs 13185 S 4226 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42009652 -95.47821174																																																																																																																									
S2 S2 LOT 2					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>R5</td> <td>ROLL NEW ADD-ON,SV &PB PER V5/JI</td> <td>01/2005</td> <td>01/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	ROLL NEW ADD-ON,SV &PB PER V5/JI	01/2005	01/2005																																																																																																							
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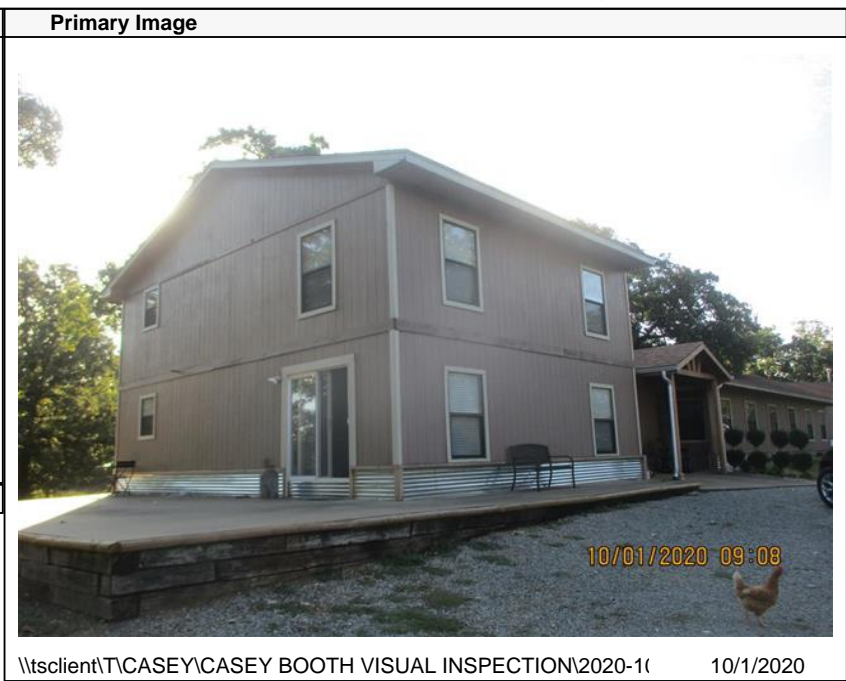
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY 0
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	1.0000
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/1/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	54% Two Story 46% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,481 / 3,405
Style	54% Two Story - 46% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,481
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	460,301 135.18 Per SqFt

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	91.62	Total Misc Impr	+	58,605
Roofing Adj	+ 4.04	Garage Cost	+	22,097
Subfloor Adj	+ -3.19	Total RCN	=	481,436
Heat/Cool Adj	+ 16.31	Depreciation (41%)	-	197,389
Plumbing Adj	+ 8.91	Lump Sums	+	1,267
Basement Adj	+ 0.00	RCNLD	=	285,314
Adj Base Cost	= 117.69	Lot Value	+	
Total Area	x 3,405	Indicated Value	=	285,314
Adjusted Cost	= 400,734	Value Per SqFt		83.79

Value Reconciliation

Selected Approach	Cost Approach
Improvements	285,314
Lot Value	
Indicated Value	285,314 83.79 Per SqFt
Agland Value	359
Site Improvements	58,115
Total Value	343,788 100.97 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	7,243.87		7,244
EPSW	ENCLOSED PORCH - SOLID WALL	6696		463	463	82.64		38,262
PATO	SLAB PORCH - OPEN	6699		33x16	528	10.78		5,692
CPDT	CARPORT - DETACHED	116827		21x14	294	14.23		4,184
BALW	BALCONY - WOOD	148165		6x6	36	35.19		1,267
PRCH	SLAB PORCH - COVERED	148166		14x7	98	32.89		3,223



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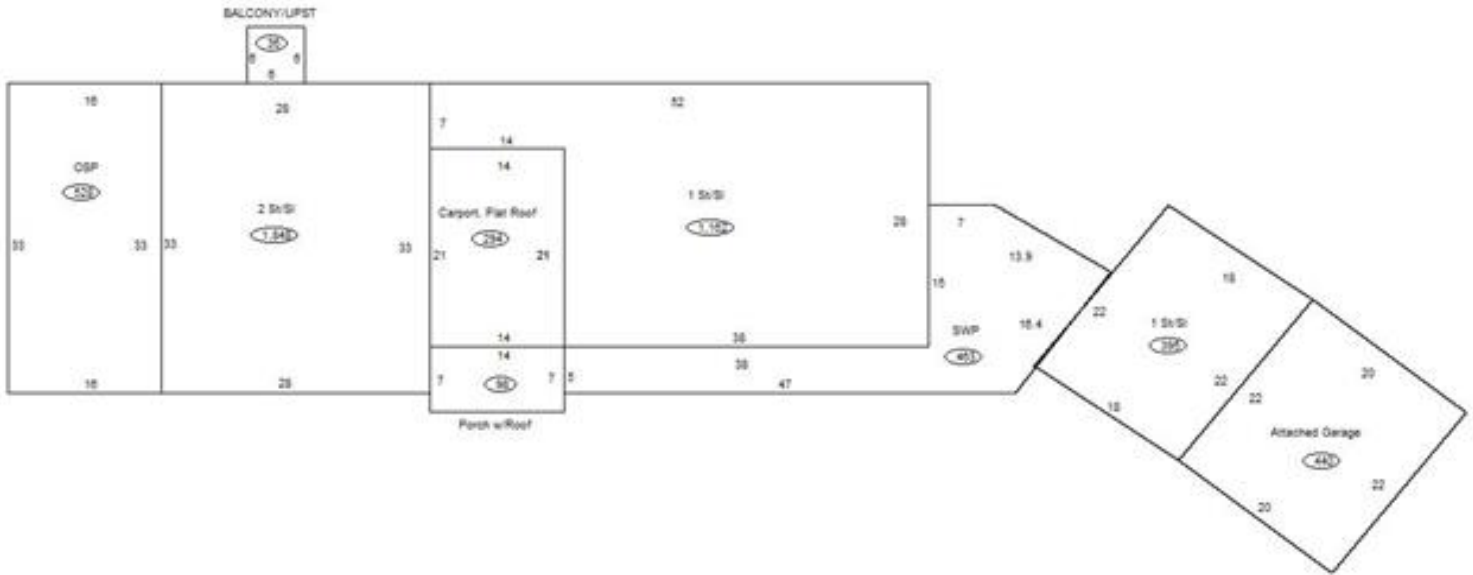
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,162	1.000	1,162
2	R	2	Slab	13	2 St/SI	924	2.000	1,848
3	M	EPSW		13	EPSW	463	1.000	463
4	R	1	Slab	13	1 St/SI	395	1.000	395
5	G	1		13	Attached Garage	440	1.000	440
6	M	PATO		13	Open Slab	528	1.000	528
7	G	4		13	Carport, Flat Roof	294	1.000	294
8	M	BALW		13	Balcony	36	1.000	36
9	M	PRCH		13	SLBC	98	1.000	98
Total Building Area						2,481		3,405



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	SWIM VINYL	38x16x0			608	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total		RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (50.23 x 608)		30,540		30,540	10,078	20,462
	BNGP	BARN	30x60x8	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (23.38 x 1,800)		42,084		42,084	6,313	35,771
	SHDS	SHED	12x16x8	Plank	Formed Metal	192	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.15 x 192)		3,485		3,485	1,603	1,882



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20			7.480	48	48	359	359
NTV PST Totals						7.480			359	359
Total Agland						7.480			359	359