



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 16:18:35  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660003873 <b>Parcel ID</b> 000000-00-0-10350-002-0010 <b>Cadastral ID</b> 05-21-16-01180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 333181 D AND J PARREIRA FAMILY TRUST  223 FLORENCE DR HANFORD CA 93230-0000  <b>Parcel Location</b> <b>Situs</b> 01638 LEE <b>Subdivision</b> PARKWAY <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0001.JPG 4/21/2023</p>																																																	
<b>Legal Description</b> Lot/Long: 36.32427593 -95.62408717																																																						
LOT 10 BLOCK 2 PARKWAY					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	LK PROPERTIES LLC	12/29/2020	108,000	YES																																													
					2489/720	LONG, ERIC & DEBRA	07/24/2015	0	4																																													
					1950/130	SALLAK, HUSSEIN M	04/25/2008	110,000	YES																																													
<b>Parcel Valuation</b>					<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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 46,667</td> <td>21,726</td> <td>11%</td> <td>2,390</td> <td>Assessed</td> <td>12,372</td> <td>1,143.54</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 123,382</td> <td>90,747</td> <td> </td> <td>9,982</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 170,049</td> <td>112,473</td> <td> </td> <td>12,372</td> <td>Total Taxable</td> <td>12,372</td> <td>1,144.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2021	Land Value 46,667	21,726	11%	2,390	Assessed	12,372	1,143.54	Year Frozen	0	Improvements 123,382	90,747		9,982	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 170,049	112,473		12,372	Total Taxable	12,372	1,144.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003873	D AND J PARREIRA FAMILY TRUST	17	168,220	0	11,783	1,089.00																																															
2024	2024-660003873	D AND J PARREIRA FAMILY TRUST	17	162,713	0	11,222	1,037.00																																															
2023	2023-660003873	D AND J PARREIRA FAMILY TRUST	17	108,000	0	10,688	979.00																																															
2022	2022-660003873	D AND J PARREIRA FAMILY TRUST	17	92,534	0	10,179	942.00																																															
2021	2021-660003873	D AND J PARREIRA FAMILY TRUST	17	100,127	0	11,014	973.00																																															
2020	2020-660003873	LK PROPERTIES LLC	17	116,986	0	12,868	1,178.00																																															
2019	2019-660003873	LK PROPERTIES LLC	17	114,280	0	12,571	1,164.00																																															
2018	2018-660003873	LK PROPERTIES LLC	17	120,478	0	13,253	1,225.00																																															
2017	2017-660003873	LK PROPERTIES LLC	17	119,494	0	13,144	1,207.00																																															
2016	2016-660003873	LK PROPERTIES LLC	17	114,352	0	12,579	1,181.00																																															
2015	2015-660003873	LK PROPERTIES LLC	17	111,026	0	12,146	1,095.00																																															
2014	2014-660003873	LONG, ERIC & DEBRA	17	111,373	0	11,568	1,073.00																																															
2013	2013-660003873	LONG, ERIC & DEBRA	17	107,565	0	11,017	1,008.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2206		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,607.00 x 4.86 = 46,667		
Factor Value			
Adjustments	1.0000		
Lot Value	46,667		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,644 / 1,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,644
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,133	99.84	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.95	Total Misc Impr	+ 7,256				
Roofing Adj	+ 3.79	Garage Cost	+ 18,483				
Subfloor Adj	+ 0.00	Total RCN	= 241,925				
Heat/Cool Adj	+ 10.74	Depreciation ( 49%)	- 118,543				
Plumbing Adj	+ 8.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,382				
Adj Base Cost	= 131.50	Lot Value	+ 46,667				
Total Area	x 1,644	Indicated Value	= 170,049				
Adjusted Cost	= 216,186	Value Per SqFt	103.44				

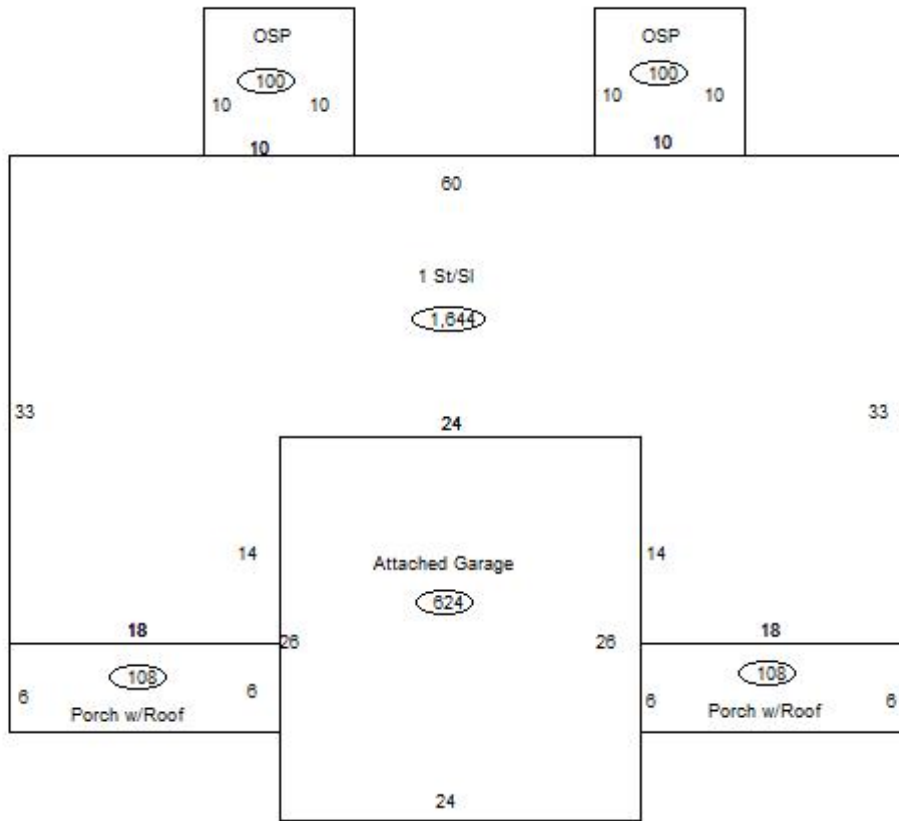
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,382		
Lot Value	46,667		
Indicated Value	170,049	103.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	170,049	103.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9727	18x6		108	24.11		2,604
PRCH	SLAB PORCH - COVERED	9728	18x6		108	24.11		2,604
PATO	SLAB PORCH - OPEN	9729	10x10		100	10.24		1,024
PATO	SLAB PORCH - OPEN	9730	10x10		100	10.24		1,024



Sketch Image

660003873



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,644	1.000	1,644
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	108	1.000	108
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,644		1,644