



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:46:44  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003988 <b>Parcel ID</b> 000000-00-0-10430-006-0008 <b>Cadastral ID</b> 05-21-16-03910 <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> 331902 FEATHER UP INVESTMENTS LLC  PO BOX 80013 BAKERSFIELD CA 93380-0000  <b>Parcel Location</b> <b>Situs</b> 00527 N KATES AVE <b>Subdivision</b> STATE PREPARATORY <b>Lot/Block</b> 0008 / 0006 <b>Parcel Size</b> 4 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32326203 -95.62963221																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	12500		
Non-Ag Acres	0.2709		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,801.00 x 4.47 = 52,701		
Factor Value			
Adjustments	1.0000		
Lot Value	52,701		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG\_005! 4/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	702 / 702
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	31,399	44.73	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	3,610 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.54	Total Misc Impr	+	980	
Roofing Adj	+ 4.55	Garage Cost	+		
Subfloor Adj	+ 2.77	Total RCN	=	94,374	
Heat/Cool Adj	+ 9.89	Depreciation ( 61%)	-	57,568	
Plumbing Adj	+ 17.29	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	36,806	
Adj Base Cost	= 133.04	Lot Value	+	52,701	
Total Area	x 702	Indicated Value	=	89,507	
Adjusted Cost	= 93,394	Value Per SqFt		127.50	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,806		
Lot Value	52,701		
Indicated Value	89,507	127.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	89,507	127.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10127	8x6		48	20.41		980



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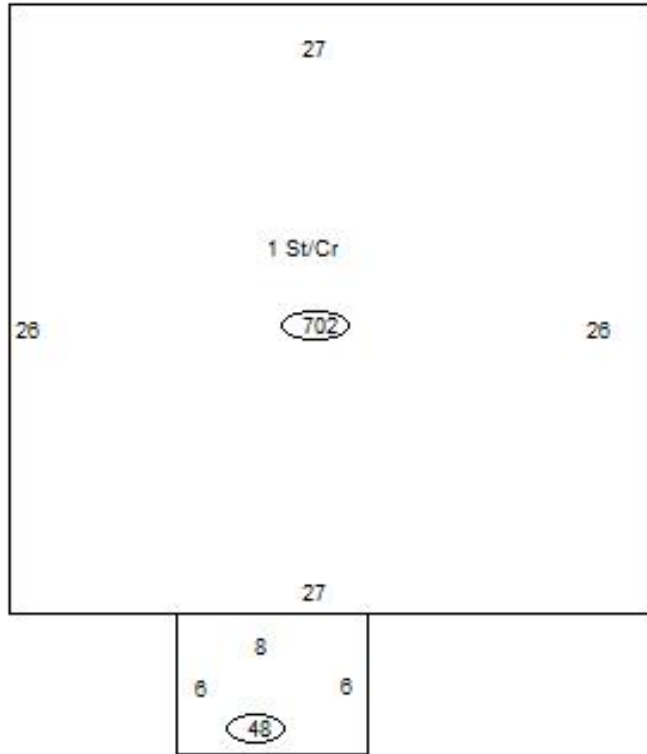
Date 04/17/2026

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Sketch Image

660003988



SLBC

### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	702	1.000	702
2	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						702		702



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						