



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 660004355 Parcel ID 000000-00-0-10525-003-0003 Cadastral ID 05-21-16-09060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329636 GREAT DIVIDE PROPERTY MANAGEMENT LLC 16435 LONDON CT RIVERSIDE CA 92504-0000 Parcel Location Situs 01457 PARADISE PKWY Subdivision WILL ROGERS HGTS IV Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0071.JPG 4/18/2023</p>														
Legal Description Lat/Long: 36.32477742 -95.62698020																			
LOT 3 BLOCK 3 WILL ROGERS HGTS IV					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	LAVINE, SHARON S & SELLER	12/09/2019	129,000	YES										
					921/468		02/04/1985	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2020		Land Value 50,058	44,894	11%	4,938	Assessed	18,063	1,669.56										
Year Frozen	2018		Improvements 119,321	119,321		13,125	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 169,379	164,215		18,063	Total Taxable	18,063	1,670.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004355	GREAT DIVIDE PROPERTY			17	165,509	0	17,204	1,590.00										
2024	2024-660004355	GREAT DIVIDE PROPERTY			17	169,643	0	16,384	1,514.00										
2023	2023-660004355	GREAT DIVIDE PROPERTY			17	148,177	0	15,604	1,429.00										
2022	2022-660004355	GREAT DIVIDE PROPERTY			17	135,102	0	14,861	1,376.00										
2021	2021-660004355	GREAT DIVIDE PROPERTY			17	137,851	0	15,164	1,339.00										
2020	2020-660004355	GREAT DIVIDE PROPERTY			17	135,660	0	14,923	1,366.00										
2019	2019-660004355	LAVINE, SHARON S &			17	117,220	1000	10,618	983.00										
2018	2018-660004355	LAVINE, SHARON S &			17	120,751	1000	10,618	981.00										
2017	2017-660004355	LAVINE, SHARON S &			17	119,743	1000	10,280	944.00										
2016	2016-660004355	LAVINE, SHARON S &			17	116,727	1000	9,951	934.00										
2015	2015-660004355	LAVINE, SHARON S &			17	115,520	1000	9,633	869.00										
2014	2014-660004355	LAVINE, SHARON S &			17	117,752	1000	9,323	865.00										
2013	2013-660004355	LAVINE, SHARON S &			17	112,377	1000	9,022	826.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2488		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,840.00 x 4.62 = 50,058		
Factor Value			
Adjustments	1.0000		
Lot Value	50,058		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,444
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	438 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	152,579 105.66 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	173,420 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	119,321
Lot Value	50,058
Indicated Value	169,379 117.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	169,379 117.30 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.99	Total Misc Impr	+	7,867
Roofing Adj	+ 4.56	Garage Cost	+	12,444
Subfloor Adj	+ -1.19	Total RCN	=	211,757
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	95,291
Plumbing Adj	+ 9.75	Lump Sums	+	2,855
Basement Adj	+ 0.00	RCNLD	=	119,321
Adj Base Cost	= 132.58	Lot Value	+	50,058
Total Area	x 1,444	Indicated Value	=	169,379
Adjusted Cost	= 191,446	Value Per SqFt		117.30

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	11294		116	116	23.89		2,771
WODO	WOOD DECK - OPEN	11295	16x12		192	21.24	30%	2,855



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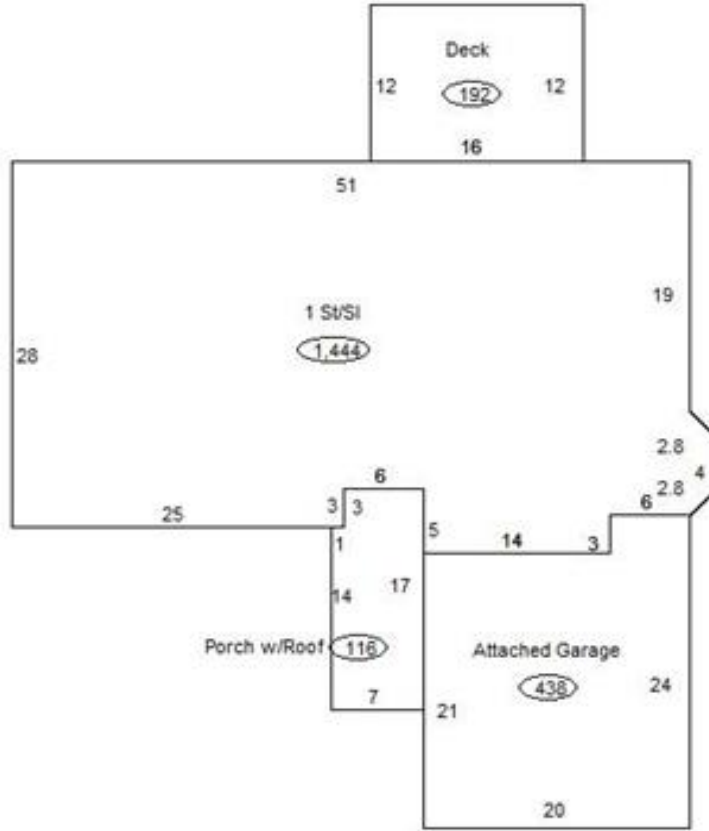
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Sketch Image

660004355



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,444	1.000	1,444
2	G	1		13	Attached Garage	438	1.000	438
3	M	PRCH		13	SLBC	116	1.000	116
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,444		1,444