



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 660006088 Parcel ID 000000-00-0-10105-002-0004 Cadastral ID 07-21-16-00500 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319935 AMERISTOR INC 401 E SMITH ST WINTER GARDEN FL 34787-0000 Parcel Location Situs 00644 EARTHSDR Subdivision EARTHSDR III Lot/Block 0004 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0080.JPG 5/9/2023</p>																																																					
Legal Description Lat/Long: 36.30962947 -95.63530121																																																										
LOT 3 BLOCK 2 EARTHSDR III FKA LOTS 3 & 4 BLOCK 2 EARTHSDR III.					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> </td> <td> </td> <td> </td> <td> </td> <td> </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																																																	
					2590/228	SALLAK, HUSSEIN M & JANIE S	10/14/2016	159,000	YES																																																	
					1083/671	BANK OF BENTONVILLE	10/02/1997	139,500	No																																																	
					989/254	RILEY, EDWARD H	05/03/1995	0	No																																																	
Parcel Valuation					<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>2017</td> <td>Land Value</td> <td>103,362</td> <td>40,623</td> <td>11%</td> <td>4,469</td> <td>Assessed</td> <td>23,549</td> <td>2,176.63</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>212,544</td> <td>173,454</td> <td></td> <td>19,080</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>315,906</td> <td>214,077</td> <td></td> <td>23,549</td> <td>Total Taxable</td> <td>23,549</td> <td>2,177.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2017	Land Value	103,362	40,623	11%	4,469	Assessed	23,549	2,176.63	Year Frozen	0	Improvements	212,544	173,454		19,080	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	315,906	214,077		23,549	Total Taxable	23,549	2,177.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660006088	AMERISTOR INC	17	304,657	0	22,427	2,073.00																																																			
2024	2024-660006088	AMERISTOR INC	17	305,191	0	21,359	1,974.00																																																			
2023	2023-660006088	AMERISTOR INC	17	228,463	0	20,343	1,863.00																																																			
2022	2022-660006088	AMERISTOR INC	17	192,222	0	19,374	1,793.00																																																			
2021	2021-660006088	AMERISTOR INC	17	177,428	0	18,451	1,629.00																																																			
2020	2020-660006088	AMERISTOR INC	17	174,657	0	17,573	1,609.00																																																			
2019	2019-660006088	AMERISTOR INC	17	152,143	0	16,736	1,550.00																																																			
2018	2018-660006088	AMERISTOR INC	17	162,402	0	17,864	1,651.00																																																			
2017	2017-660006088	AMERISTOR INC	17	161,076	0	17,718	1,627.00																																																			
2016	2016-660006088	SALLAK, HUSSEIN M & JANIE S	17	204,012	0	20,130	1,889.00																																																			
2015	2015-660006088	SALLAK, HUSSEIN M & JANIE S	17	174,290	0	19,172	1,729.00																																																			
2014	2014-660006088	SALLAK, HUSSEIN M & JANIE S	17	184,928	0	20,342	1,886.00																																																			
2013	2013-660006088	SALLAK, HUSSEIN M & JANIE S	17	177,875	0	19,566	1,790.00																																																			



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	20000	
Non-Ag Acres	0.7052	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	30,717.00 x 3.36 = 103,362	
Factor Value		
Adjustments	1.0000	
Lot Value	103,362	

Residential Data	
Type	2 Low Rise Multi-Family
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,260 / 4,520
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,260
Fixture/RghIn	23 /
Bed/F/H Bath	2 / 6.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	251,454	55.63	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	78.66	Total Misc Impr	+	18,634			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	401,026			
Heat/Cool Adj	+ 0.00	Depreciation (47%)	-	188,482			
Plumbing Adj	+ 5.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	212,544			
Adj Base Cost	= 84.60	Lot Value	+	103,362			
Total Area	x 4,520	Indicated Value	=	315,906			
Adjusted Cost	= 382,392	Value Per SqFt		69.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,544		
Lot Value	103,362		
Indicated Value	315,906	69.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,906	69.89	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	4,773.09		4,773
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FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,773.09		4,773
PRCH	SLAB PORCH - COVERED	14437	6x2		12	20.94		251
PRCH	SLAB PORCH - COVERED	14438	6x2		12	20.94		251
PRCH	SLAB PORCH - COVERED	14439	5x2		10	20.95		210
PRCH	SLAB PORCH - COVERED	14440	6x3		18	20.92		377
PATO	SLAB PORCH - OPEN	14441	12x7		84	10.24		860
PATO	SLAB PORCH - OPEN	14442	10x7		70	10.24		717
PATO	SLAB PORCH - OPEN	14443	10x7		70	10.24		717
PATO	SLAB PORCH - OPEN	14444	13x7		91	10.24		932

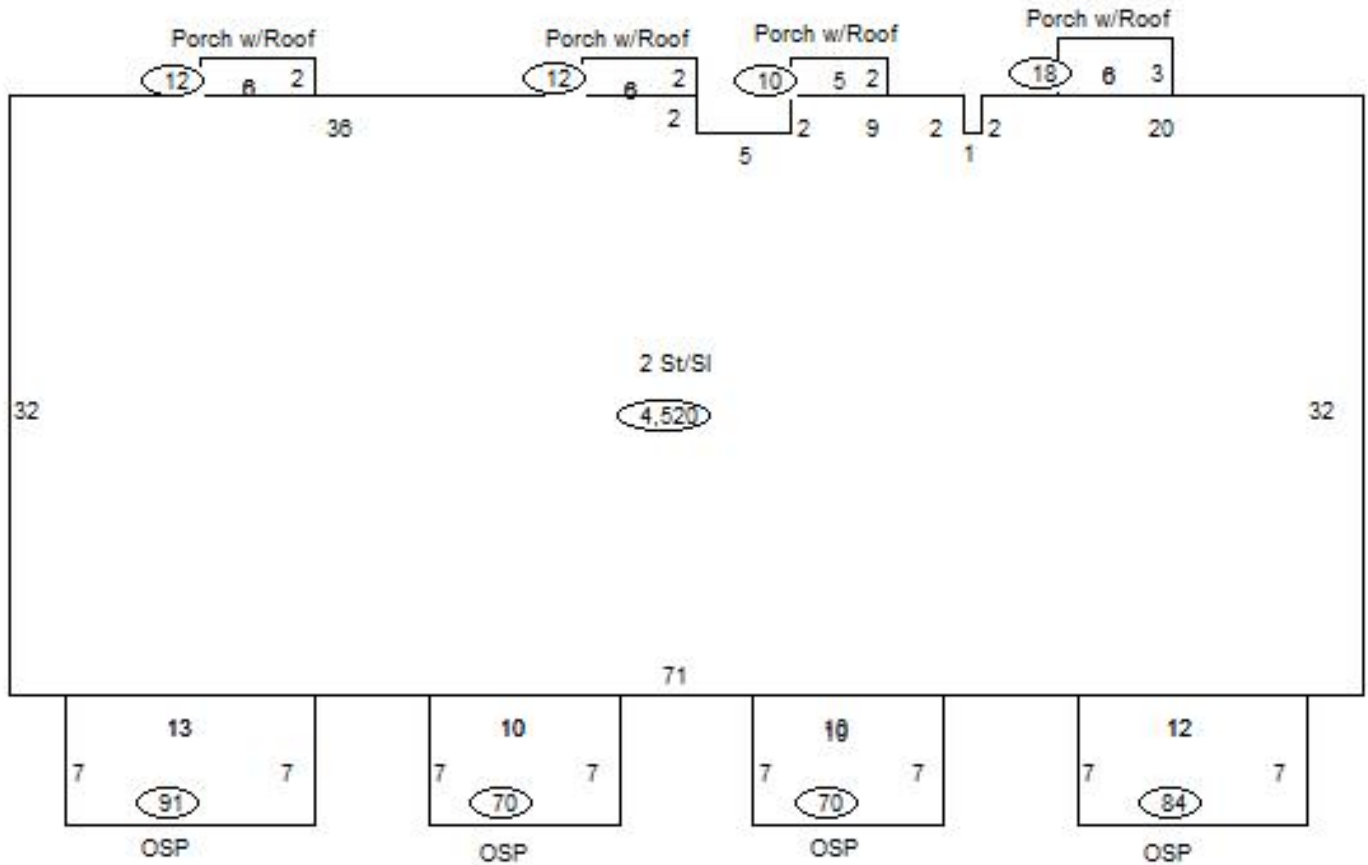


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Sketch Image

660006088



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	2,260	2.000	4,520
2	M	PRCH		13	SLBC	12	1.000	12
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PRCH		13	SLBC	10	1.000	10
5	M	PRCH		13	SLBC	18	1.000	18
6	M	PATO		13	Open Slab	84	1.000	84
7	M	PATO		13	Open Slab	70	1.000	70
8	M	PATO		13	Open Slab	70	1.000	70
9	M	PATO		13	Open Slab	91	1.000	91
Total Building Area						2,260		4,520