



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:52:06
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006344 Parcel ID 21N16E-07-4-00000-000-0000 Cadastral ID 07-21-16-08400 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 311036 SPIRIT SPE DG PORTFOLIO 2013-4 ATTN:PM DEPT #15874 11995 EL CAMINO REAL SAN DIEGO CA 92310-2539																																																																																																																									
Parcel Location Situs 01901 W 4TH ST S Subdivision Lot/Block / Parcel Size .88 - Acres Sec/Twn/Rng 7 / 21 / 16 / 4 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31435000 -95.63300680 TR NE NE SE, BEG: AT NE/C SE W 170'; S 225'; E 170' TO E/L OF SD SEC; N TO POB					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>4186</td> <td>NEW DOLLAR GENERAL STORE-9100</td> <td>02/2012</td> <td>11/2013</td> <td></td> </tr> <tr> <td>R13</td> <td>ROLL NEW SALE</td> <td>02/2012</td> <td>11/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4186	NEW DOLLAR GENERAL STORE-9100	02/2012	11/2013		R13	ROLL NEW SALE	02/2012	11/2013																																																																																																		
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.88		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	175,000.00 x 1.00 =	175,000	
Factor Value	0		
Adjustments	86.29%		
Lot Value	151,008		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024703
Total Building Area	9,240	Image Date	5/23/2023
Total Base Value	963,362	Name	IMG_0008.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	963,362		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	828,491		
Economic Depreciation			
RCNLD (All Sources)	828,491		
Depreciated Improvements			
Outbuilding Value	33,312		
Total Improvement Value	861,803		
Land Value	151,008		
Cost Approach Value	1,012,811		109.61/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	33,312
Miscellaneous Income		Land Value	151,008
Effective Gross Income (EGI)		Total Appraised Value	1,012,811 109.61/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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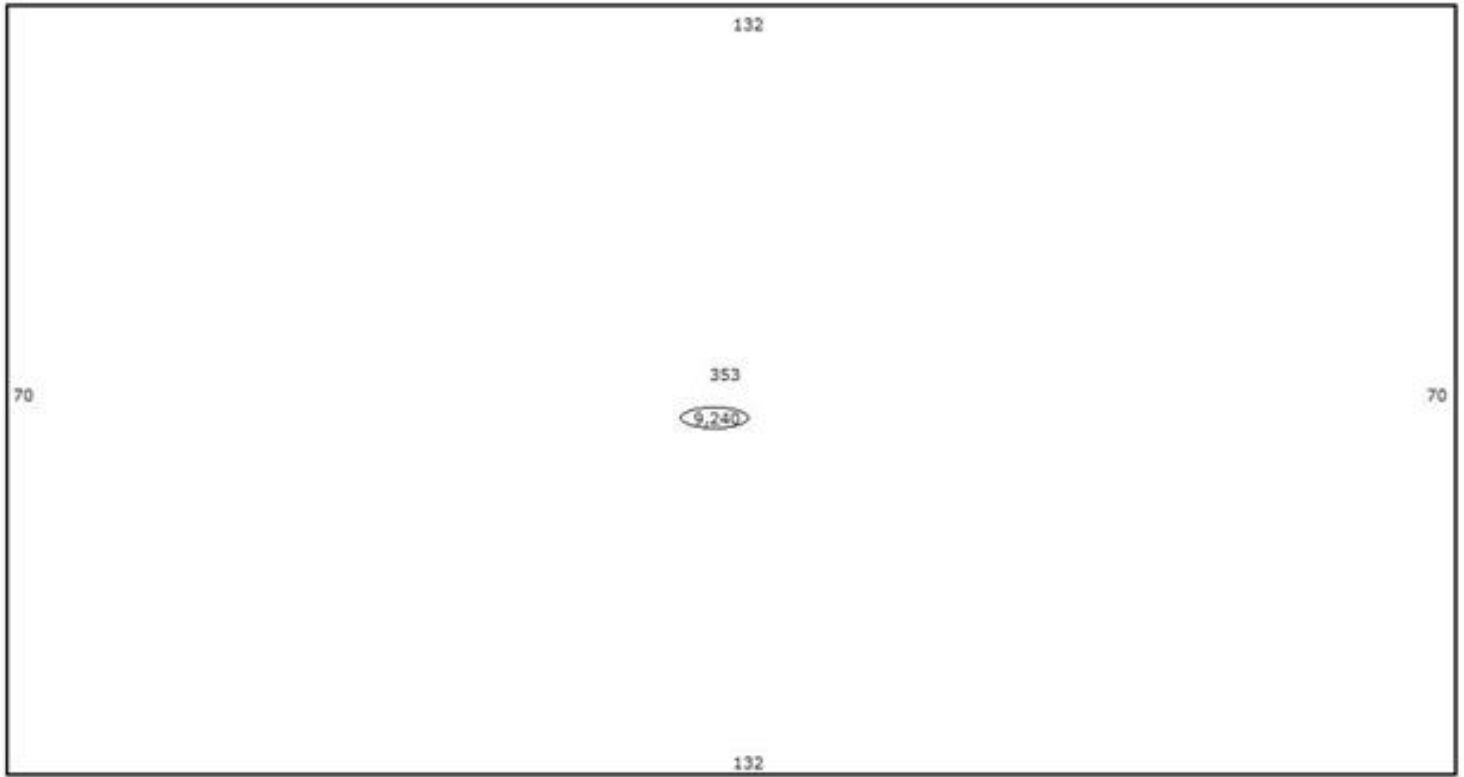
Date 04/18/2026

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Sketch Image

660006344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	9,240	1.000	9,240
Total Building Area						9,240		9,240



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Parcel ID 21N16E-07-4-00000-000-0000
Cadastral ID 07-21-16-08400

Tax Area Code 17
Property Class UC
Owners Name SPIRIT SPE DG PORTFOLIO 2013-4

Building Data

Building ID 2907
Building Sequence 1
Occupancy 1 319 Discount Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,240
Average Perimeter 404
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2012
Effective Age 7
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3.5 - Average
Exterior Wall 83 - Stud Block Veneer
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Composition Roll

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0008.JPG
Image Date 5/23/2023
Image Name IMG_0008.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 61.54
Wall Cost 25.59
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 104.26
Total Area 9,240
Base RCN 963,362
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 963,362
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (134,871)
Total RCNLD 828,491
Lump Sums
Total Building Value 828,491 \$ 89.66 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			5,200
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.86 x 5,200)		14,872	7,436	7,436
FLV	FR CNPY		28x6x0			4,242
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,242)		4,242	212	4,030
FLV	OPEN SLAB PORCH		132x9x0			5,940
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,940)		5,940	594	5,346
FLV	DBL ILL PLASTIC SIGN		10x5x0			7,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,000)		7,000	350	6,650
FLV	SGL ILL PLASTIC SIGN		32x4x0			10,368
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 10,368)		10,368	518	9,850
Total Site Improvement Value						33,312