




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 660011030 Parcel ID 21N17E-10-1-00000-000-0000 Cadastral ID 10-21-17-02800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 304911 TAYLOR, W D TRUSTEE 3727 VALLEY VIEW AVE NORCO CA 92860-0000 Parcel Location Situs 20222 S 4230 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 10 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-27\IMG_ 4/27/2021</p>				
Legal Description Lat/Long: 36.31917795 -95.47247439									
SE NE NE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R12	R12-POSS NEW BARN	09/2011	12/2011	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes		1,000	2174/184	US BANK NA	05/17/2011	154,500	3
					2156/191	BOHANNAN, SYDNEY	01/24/2011	0	10
					937/203	BOHANNAN, JIMMY RAY	06/04/1993	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	0	Land Value	135,654	77,087	11%	8,480	Assessed	28,209	2,773.51
Year Frozen	0	Improvements	226,404	179,356		19,729	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	362,058	256,443		28,209	Total Taxable	27,209	2,685.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011030	TAYLOR, W D	94	345,632	1000	26,388	2,605.00		
2024	2024-660011030	TAYLOR, W D	94	354,349	1000	25,589	2,694.00		
2023	2023-660011030	TAYLOR, W D	94	244,214	1000	24,815	2,666.00		
2022	2022-660011030	TAYLOR, W D	94	243,550	1000	24,064	2,610.00		
2021	2021-660011030	TAYLOR, W D	94	231,456	1000	23,333	2,447.00		
2020	2020-660011030	TAYLOR, W D	94	225,030	1000	22,625	2,367.00		
2019	2019-660011030	TAYLOR, W D	94	208,514	1000	21,937	2,263.00		
2018	2018-660011030	TAYLOR, W D	94	215,141	1000	22,666	2,362.00		
2017	2017-660011030	TAYLOR, W D	94	214,445	1000	22,589	2,324.00		
2016	2016-660011030	TAYLOR, W D	94	210,655	1000	22,026	2,256.00		
2015	2015-660011030	TAYLOR, W D	94	207,159	1000	21,355	2,235.00		
2014	2014-660011030	TAYLOR, W D	94	211,696	1000	20,704	2,127.00		
2013	2013-660011030	TAYLOR, W D	94	186,950	1000	19,565	1,981.00		



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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	10				
Non-Ag Acres	9.8721				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	430,028.00 x .32 = 135,654				
Factor Value					
Adjustments	1.0000				
Lot Value	135,654				
Residential Data					
Type	1 Single Family Residence				
Condition	3 - Average				
Quality	2 - Fair				
Architecture					
Style	100% One Story				
Exterior Wall	100% Frame, Siding, Wood				
Base/Total Area	1,716 / 1,716				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	0				
Fixture/RghIn	4 /				
Bed/F/H Bath	3 / 1.0 /				
Basement Area					
Garage Type	900 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	1998 / 21				
GRM Approach					
GRM Code					
Gross Rent	0.00				
Indicated Value					
Multiple Regression					
MRA Code	1 Test				
Adusted R	0.8445				
Indicated Value	289,438	168.67	Per SqFt		
Direct Comparables					
Selection Model	1 Res				
Adjustment Model	A2 AO Test				
Comparables					
Indicated Value					
Value Reconciliation					
Selected Approach	Cost Approach				
Improvements	147,544				
Lot Value	135,654				
Indicated Value	283,198	165.03	Per SqFt		
Agland Value					
Site Improvements	78,860				
Total Value	362,058	210.99	Total Value Per SqFt		
Cost Approach					
Manual : 01/2025					
Base Cost	81.72	Total Misc Impr	+	15,172	
Roofing Adj	+ 3.69	Garage Cost	+	19,629	
Subfloor Adj	+ 2.19	Total RCN	=	207,808	
Heat/Cool Adj	+ 10.30	Depreciation (29%)	-	60,264	
Plumbing Adj	+ 2.92	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	147,544	
Adj Base Cost	= 100.82	Lot Value	+	135,654	
Total Area	x 1,716	Indicated Value	=	283,198	
Adjusted Cost	= 173,007	Value Per SqFt		165.03	

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Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	26471	49x7		343	20.29	6,959
EPSW	ENCLOSED PORCH - SOLID WALL	26472	150		150	54.75	8,213



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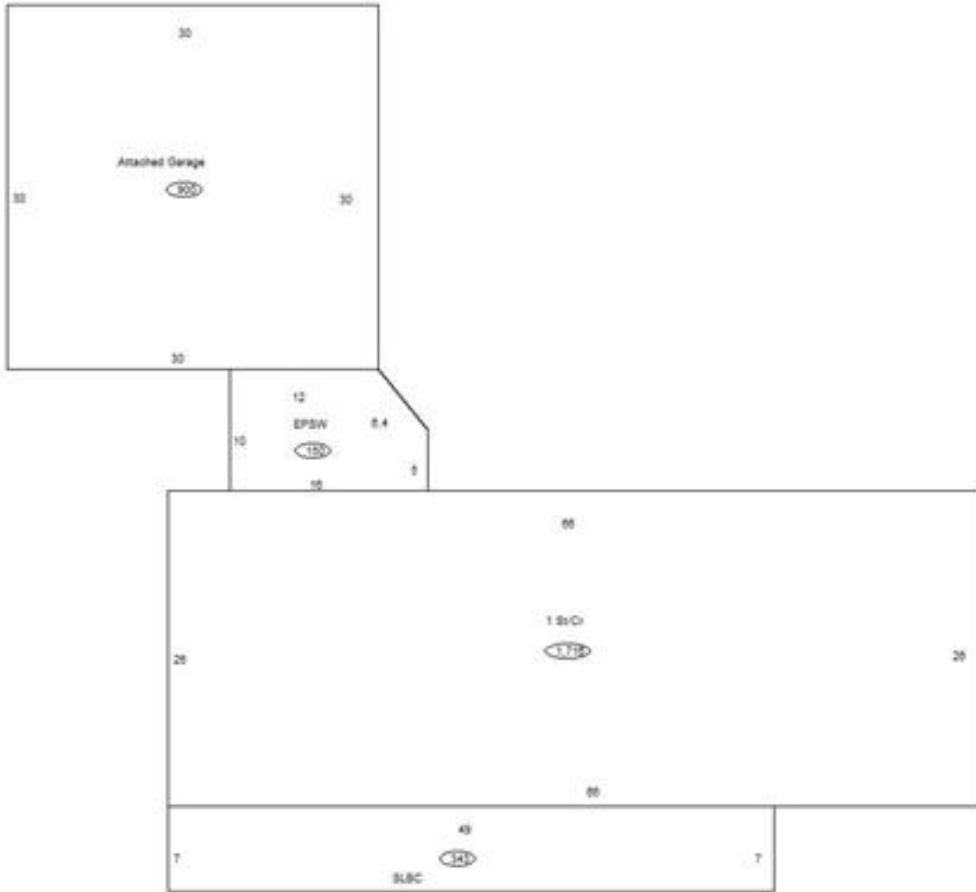
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,716	1.000	1,716
2	M	PRCH		10	SLBC	343	1.000	343
3	M	EPSW		10	EPSW	150	1.000	150
4	G	1		10	Attached Garage	900	1.000	900
Total Building Area						1,716		1,716



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x50x0			1,000
	Qual 3	Cond 3	Year 2013	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 1,000)	12,320		12,320	616	11,704
	BARN	BARN	0x0x0			2,800
	Qual 3	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (8.59 x 2,800)	24,052		24,052	1,203	22,849
	LT	LEAN-TO	0x0x0			1,600
	Qual 3	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,600)	4,672		4,672	234	4,438
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 3	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.48 x 1,200)	37,776		37,776	1,889	35,887
	LF	LOAFING SHED	12x14x0			168
	Qual 3	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 168)	716		716	36	680
	LF	LOAFING SHED	12x14x0			168
	Qual 3	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 168)	716		716	36	680
	LF	LOAFING SHED	12x14x0			168
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 168)	716		716	36	680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	12x20x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 240)		1,022	Modifier Total		RCN 1,022 Depr (5% Phys/ % Func) 51
	LF	LOAFING SHED	12x20x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 240)		1,022	Modifier Total		RCN 1,022 Depr (5% Phys/ % Func) 51