



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:27:47
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Assessment Data					Primary Image																																																																																																																				
Account 660011839 Parcel ID 000000-00-0-00882-001-0005 Cadastral ID 11-21-14-06580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347947 RUVALCABA, DESIREE 10244 WESTERN AVE DOWNEY CA 90241-0000 Parcel Location Situs 16211 E 109TH ST N Subdivision VILLAGE EXTENDED Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31254017 -95.79175885																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.13	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	49,224.00 x 1.76 = 86,432	
Factor Value		
Adjustments	1.7356	
Lot Value	150,011	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,596
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	KITCHEN/BA -
Year/Eff Age	1976 / 31



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,715	106.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	195,810		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.59	Total Misc Impr	+	9,327			
Roofing Adj	+ 4.27	Garage Cost	+	14,704			
Subfloor Adj	+ -1.16	Total RCN	=	220,323			
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	90,332			
Plumbing Adj	+ 8.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,991			
Adj Base Cost	= 122.99	Lot Value	+	150,011			
Total Area	x 1,596	Indicated Value	=	280,002			
Adjusted Cost	= 196,292	Value Per SqFt		175.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,991		
Lot Value	150,011		
Indicated Value	280,002	175.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,002	175.44	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28327	24x4		96	23.97		2,301
PATO	SLAB PORCH - OPEN	28328	16x12		192	10.05		1,930



Rogers

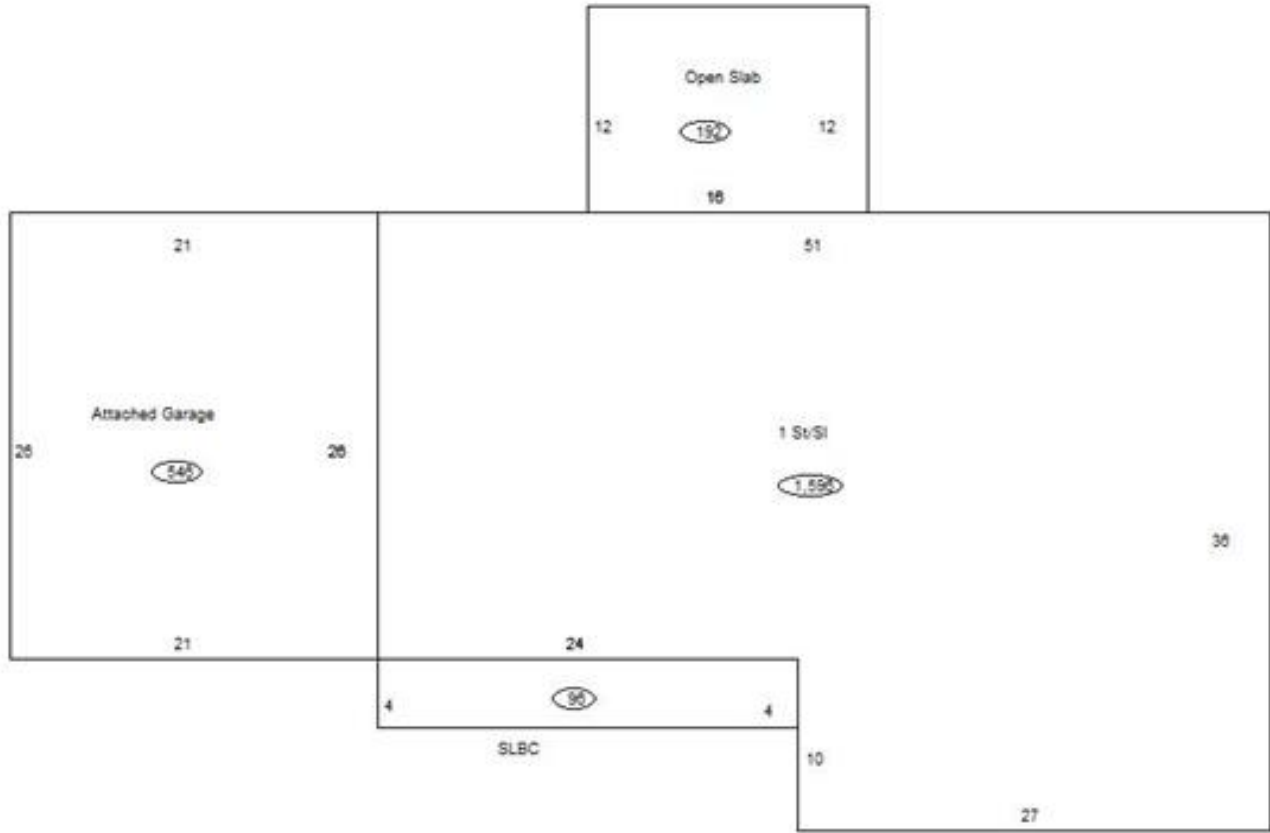
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,596	1.000	1,596
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,596		1,596



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x8x0			112
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 112)		524		524	524	