



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660015079 <b>Parcel ID</b> 000000-00-0-10010-143-0004 <b>Cadastral ID</b> 16-21-16-01280 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 340159 CASTANEDA, DAVID A & ANA M NICHOLS  20329 LONDELLIUS ST WINNETKA CA 91306-0000  <b>Parcel Location</b> <b>Situs</b> 00313 E 1ST ST S <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0004 / 0143 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30698950 -95.60869561 E 70' LOT 3 & W 10' LOT 4 BLOCK 143 CLAREMORE O T																																																																																																																				
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Lot Data		Square-Foot - NBHD 1177 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	13328				
Non-Ag Acres	0.2046				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Square-Foot				
Base Lot Value	8,913.00 x 3.52 = 31,348				
Factor Value					
Adjustments					
Lot Value	31,348				
<b>Residential Data</b>				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-11\IMG_003' 8/11/2023</p>	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	1.5 - Low			Gross Rent 0.00	
Architecture	R3 Res Nbhd 3			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	100% Frame, Stucco			MRA Code 1 Test	
Base/Total Area	1,084 / 1,084			Adusted R 0.8445	
Style	100% One Story			Indicated Value 42,797 39.48 Per SqFt	
HVAC	100% Floor Furnace			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	0			Adjustment Model 1 2022 Residential	
Fixture/RghIn	4 /			Comparables 8	
Bed/F/H Bath	3 / 1.0 /			Indicated Value 73,550 Per SqFt	
Basement Area				<b>Value Reconciliation</b>	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 42,195	
Year/Eff Age	1950 / 57			Lot Value 31,348	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>			
Base Cost	89.16	Total Misc Impr	+	10,346	
Roofing Adj	+ 4.03	Garage Cost	+		
Subfloor Adj	+ 2.45	Total RCN	=	120,556	
Heat/Cool Adj	+ 1.59	Depreciation ( 65%)	-	78,361	
Plumbing Adj	+ 4.44	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	42,195	
Adj Base Cost	= 101.67	Lot Value	+	31,348	
Total Area	x 1,084	Indicated Value	=	73,543	
Adjusted Cost	= 110,210	Value Per SqFt		67.84	

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	ENCLOSED PORCH - SOLID WALL	36222	136		136	53.01	7,209
PRCH	SLAB PORCH - COVERED	36223	26x6		156	20.11	3,137



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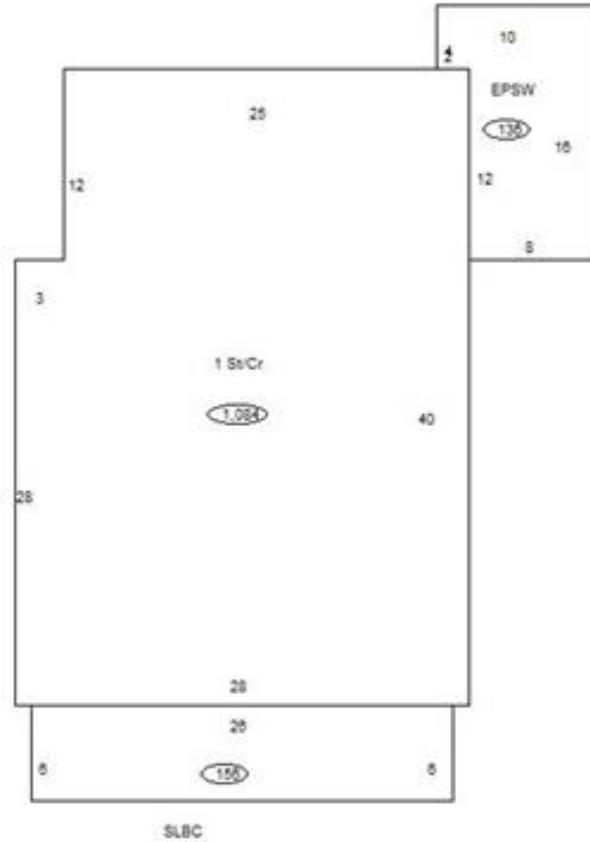
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Sketch Image

660015079



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,084	1.000	1,084
2	M	EPSW		10	EPSW	136	1.000	136
3	M	PRCH		10	SLBC	156	1.000	156
<b>Total Building Area</b>						<b>1,084</b>		<b>1,084</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age	230
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 230)		1,076		1,076	1,076	
	CPDT Qual 3	CARPORT - DETACHED Cond 3	10x15x0 Year		Eff Age 1520	150
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (12.15 x 150)		1,823		1,823	729	1,094