



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:24:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015154 <b>Parcel ID</b> 000000-00-0-10080-002-0003 <b>Cadastral ID</b> 16-21-16-02020 <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> 333181 D AND J PARREIRA FAMILY TRUST  223 FLORENCE DR HANFORD CA 93230-0000  <b>Parcel Location</b> <b>Situs</b> 00115 JORDAN <b>Subdivision</b> DENNISONS <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30721325 -95.61301669 LOT 3 BLOCK 2 DENNISONS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1591		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	6,931.00 x 5.50 = 38,121		
Factor Value			
Adjustments	1.0000		
Lot Value	38,121		



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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	954 / 954
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	954
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	71,671 75.13 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	101,270 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	61,493
Lot Value	38,121
Indicated Value	99,614 104.42 Per SqFt
Agland Value	
Site Improvements	
Total Value	99,614 104.42 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	99.14	Total Misc Impr	+	2,345
Roofing Adj	+ 4.46	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	116,024
Heat/Cool Adj	+ 10.30	Depreciation ( 47%)	-	54,531
Plumbing Adj	+ 5.26	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	61,493
Adj Base Cost	= 119.16	Lot Value	+	38,121
Total Area	x 954	Indicated Value	=	99,614
Adjusted Cost	= 113,679	Value Per SqFt		104.42

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36392	28x4		112	20.94		2,345



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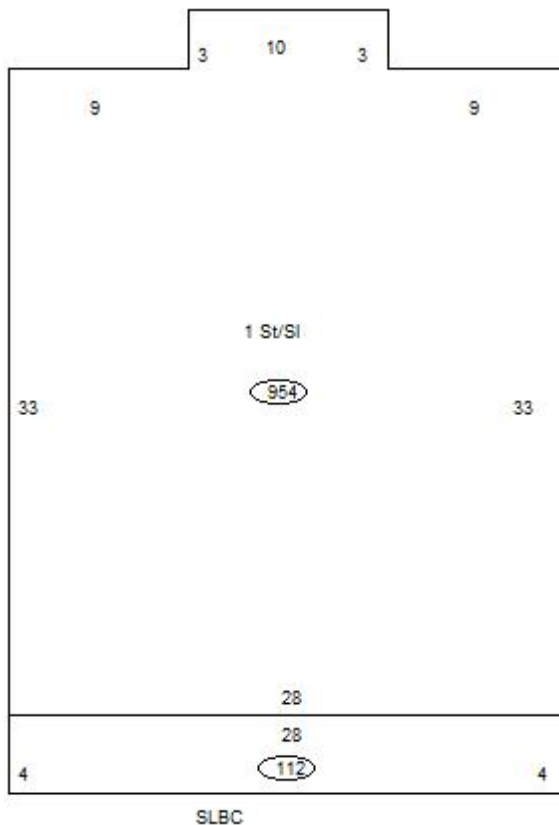
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Sketch Image

660015154



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	954	1.000	954
2	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						954		954