



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:19:35
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Assessment Data					Primary Image																																																																																																																				
Account 660015542 Parcel ID 000000-00-0-10215-002-0033 Cadastral ID 16-21-16-08490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338496 WIZE-NET INC 5694 MISSION CENTER RD #602-121 SAN DIEGO CA 92108-0000 Parcel Location Situs 00906 S CHOCTAW PL Subdivision KELLEY HEIGHTS Lot/Block 0033 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29952189 -95.60900493																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.1914				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	8,339.00 x 5.50 = 45,865				
Factor Value					
Adjustments	1.2023				
Lot Value	55,144				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,046 / 1,046
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,046
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1974 / 24



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-23\IMG_000 8/23/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,698	119.21	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	162,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.95	Total Misc Impr	+ 1,300				
Roofing Adj	+ 4.74	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.25	Total RCN	= 155,750				
Heat/Cool Adj	+ 11.47	Depreciation (32%)	- 49,840				
Plumbing Adj	+ 8.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 105,910				
Adj Base Cost	= 135.72	Lot Value	+ 55,144				
Total Area	x 1,046	Indicated Value	= 161,054				
Adjusted Cost	= 141,963	Value Per SqFt	153.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,910		
Lot Value	55,144		
Indicated Value	161,054	153.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	161,054	153.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37484	5x5		25	24.19		605
PATO	SLAB PORCH - OPEN	37485	8x8		64	10.86		695



Rogers

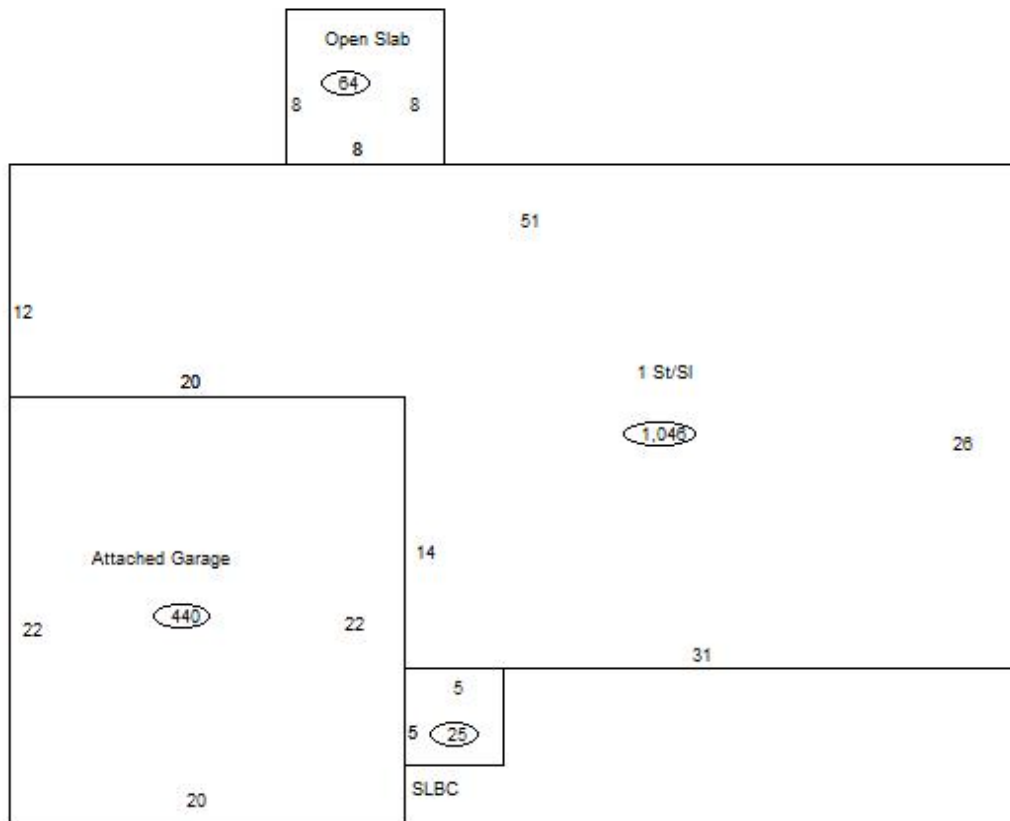
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Sketch Image

660015542



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,046	1.000	1,046
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	25	1.000	25
4	M	PATO		10	Open Slab	64	1.000	64
Total Building Area						1,046		1,046