



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:57:26
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Assessment Data					Primary Image																																																																																																																				
Account 660018188 Parcel ID 000000-00-0-10200-002-0005 Cadastral ID 20-21-16-01910 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 293040 ELMASRI, MARWAN & VANESSA L WALKER 27 OLD HOMESTEAD RD GROTON MA 01450-0000																																																																																																																									
Parcel Location Situs 02317 SW QUAIL RUN DR Subdivision HUNTERS TRAIL Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28391528 -95.63267524 LOT 5 BLOCK 2 HUNTERS TRAIL					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2017 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,787.00 x 5.28 = 46,374 Factor Value Adjustments 1.0000 Lot Value 46,374		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (281)\IMG_0045.JPG 10/11/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,533 / 1,533
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,533
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 170,561 111.26 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 190,090 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.82	Total Misc Impr	+ 8,170				
Roofing Adj	+ 4.49	Garage Cost	+ 12,100				
Subfloor Adj	+ -1.15	Total RCN	= 210,071				
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 73,525				
Plumbing Adj	+ 9.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 136,546				
Adj Base Cost	= 123.81	Lot Value	+ 46,374				
Total Area	x 1,533	Indicated Value	= 182,920				
Adjusted Cost	= 189,801	Value Per SqFt	119.32				

Value Reconciliation
Selected Approach Cost Approach Improvements 136,546 Lot Value 46,374 Indicated Value 182,920 119.32 Per SqFt Agland Value Site Improvements Total Value 182,920 119.32 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	43812	8x4		32	24.17		773
PRCH	SLAB PORCH - COVERED	43813	12x8		96	23.97		2,301



Rogers

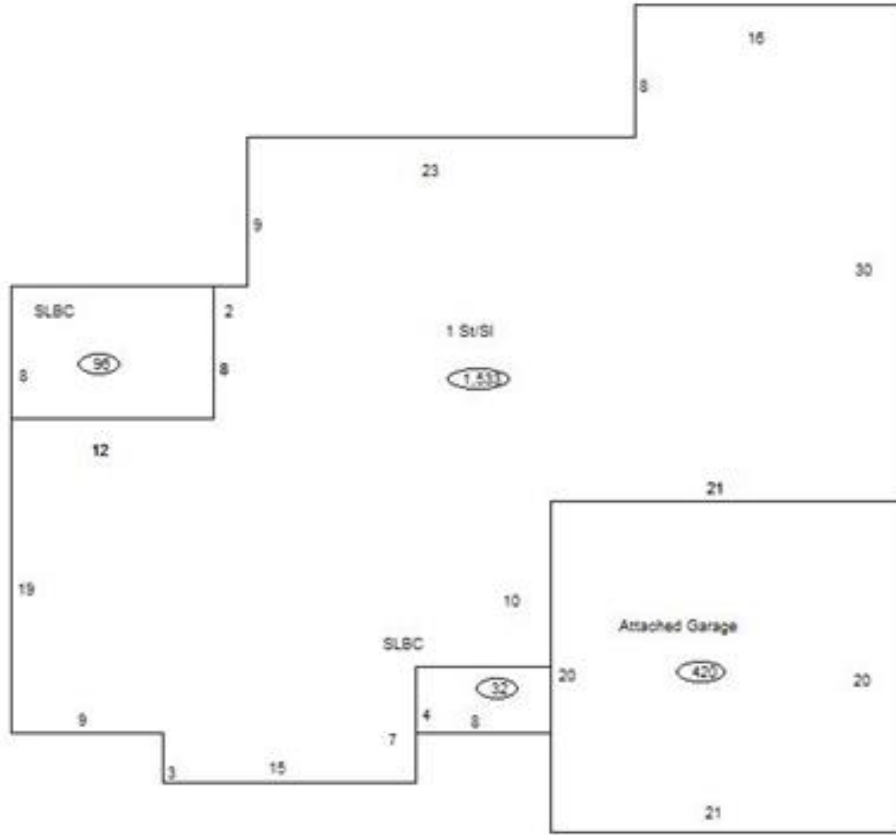
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Sketch Image

660018188



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,533	1.000	1,533
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,533		1,533