



# 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>	660018244													
<b>Parcel ID</b>	000000-00-0-10400-001-0010													
<b>Cadastral ID</b>	20-21-16-03100													
<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>	334146													
PARREIRA, DANIEL M & GLENDA JOYCE-CO-TRUSTEES D AND J PARREIRA FAMILY TRUST 223 FLORENCE DR HANFORD CA 93230-0000														
<b>Parcel Location</b>														
<b>Situs</b>	01705 S CHEROKEE PL													
<b>Subdivision</b>	SOUTH POINTE													
<b>Lot/Block</b>	0010 / 0001	<b>Parcel Size</b> 1 - Lots												
<b>Sec/Twn/Rng</b>	20 / 21 / 16 / 5													
<b>Neighborhood</b>	1166 - R-V01-SW CLAREMORE													
<b>School District</b>	S001 - CLAREMORE SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.29242440 -95.61786737														
<b>Building Permits</b>														
LOT 10 BLOCK 1 SOUTH POINTE														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>									
H	Homestead	No	1,000		<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
					/	WALTON, KATHERINE D	04/13/2021	160,000	YES					
					2677/231	DOOLEY CONSTRUCTION LLC	11/22/2017	133,000	YES					
					2647/397	GSA INC	07/13/2017	72,500	17					
					2629/471	KILPATRICK, SHELLEY RENEE	04/27/2017	25,000	15					
					2268/19	HOUSING AUTHORITY OF	08/22/2012	0	1					
					961/292		05/26/1994	323,000	No					
<b>Parcel Valuation</b>														
<b>Source</b>	REAL	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>						
<b>Remove Cap</b>	2022	<b>Land Value</b>	33,468	29,353	11%	3,229	<b>Assessed</b>	20,374	1,883.17					
<b>Year Frozen</b>	0	<b>Improvements</b>	155,867	155,867		17,145	<b>Penalty</b>	0						
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00					
<b>TIF Project ID</b>	0	<b>Total Value</b>	189,335	185,220		20,374	<b>Total Taxable</b>	20,374	1,883.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>					
2025	2025-660018244	PARREIRA, DANIEL M &			17	189,082	0	19,404	1,794.00					
2024	2024-660018244	PARREIRA, DANIEL M &			17	192,405	0	18,480	1,708.00					
2023	2023-660018244	PARREIRA, DANIEL M &			17	160,000	0	17,600	1,612.00					
2022	2022-660018244	PARREIRA, DANIEL M &			17	160,000	0	17,600	1,629.00					
2021	2021-660018244	PARREIRA, DANIEL M &			17	140,142	1000	14,057	1,241.00					
2020	2020-660018244	WALTON, KATHERINE D			17	137,786	1000	13,618	1,247.00					
2019	2019-660018244	WALTON, KATHERINE D			17	129,025	1000	13,193	1,222.00					
2018	2018-660018244	WALTON, KATHERINE D			17	132,720	0	14,599	1,349.00					
2017	2017-660018244	DOOLEY CONSTRUCTION LLC			17	110,972	0	12,207	1,121.00					
2016	2016-660018244	KILPATRICK, SHELLEY RENEE			17	108,146	0	11,896	1,117.00					
2015	2015-660018244	KILPATRICK, SHELLEY RENEE			17	104,765	0	11,524	1,039.00					
2014	2014-660018244	KILPATRICK, SHELLEY RENEE			17	105,597	0	11,616	1,077.00					
2013	2013-660018244	KILPATRICK, SHELLEY RENEE			17	100,934	0	11,103	1,016.00					



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Lot Data		Square-Foot - NBHD 1166 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1281							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	5,578.00 x 6.00 = 33,468							
Factor Value								
Adjustments	1.0000							
Lot Value	33,468							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	2.5 - Fair							
Quality	2.5 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,360 / 1,360							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,360							
Fixture/RghIn	15 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	403 Attached Garage - Unfinished							
Remodel	RMA -							
Year/Eff Age	1997 / 18							
<b>Cost Approach</b>								
<b>Manual : 01/2025</b>								
Base Cost	104.67	Total Misc Impr	+	6,723				
Roofing Adj	+ 4.43	Garage Cost	+	11,764				
Subfloor Adj	+ -1.15	Total RCN	=	199,829				
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	-	43,962				
Plumbing Adj	+ 13.92	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	155,867				
Adj Base Cost	= 133.34	Lot Value	+	33,468				
Total Area	x 1,360	Indicated Value	=	189,335				
Adjusted Cost	= 181,342	Value Per SqFt		139.22				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	164,170	120.71	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	8							
Indicated Value	155,620	Per SqFt						
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	155,867							
Lot Value	33,468							
Indicated Value	189,335	139.22	Per SqFt					
Agland Value								
Site Improvements								
Total Value	189,335	139.22	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44031	6x6		36	24.16		870
PRCH	SLAB PORCH - COVERED	44032	25x10		250	23.41		5,853



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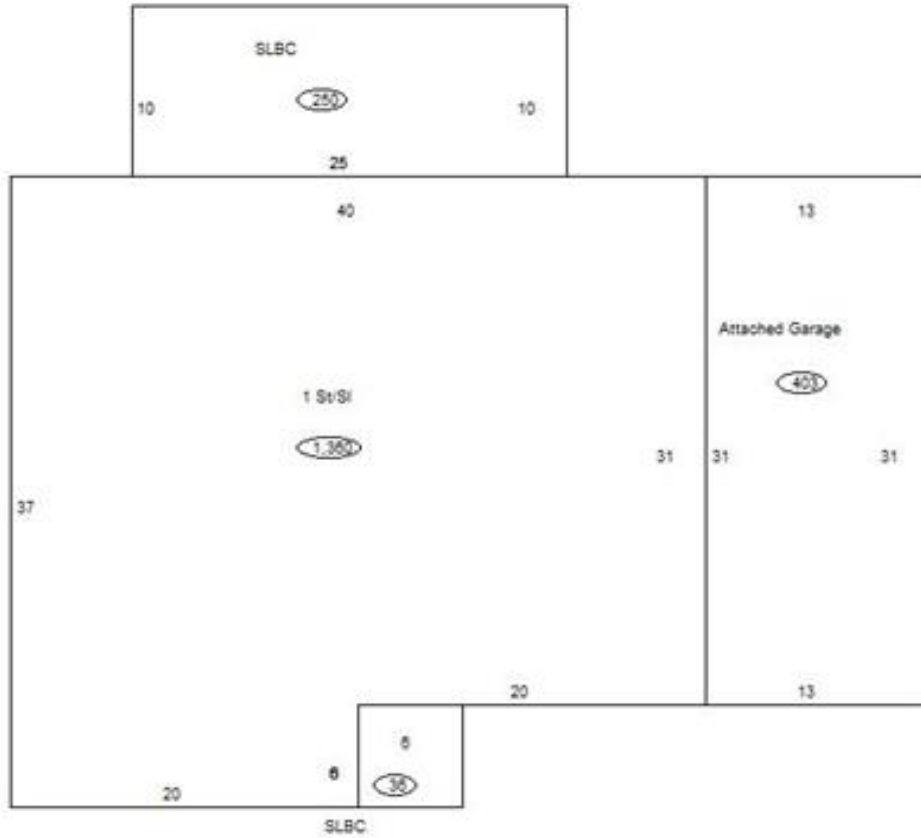
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Sketch Image

660018244



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,360	1.000	1,360
2	G	1		10	Attached Garage	403	1.000	403
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	250	1.000	250
<b>Total Building Area</b>						1,360		1,360