



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 11:15:03  
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Assessment Data					Primary Image				
<b>Account</b> 660018910 <b>Parcel ID</b> 23N17E-21-3-00000-000-0000 <b>Cadastral ID</b> 21-23-17-03200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 327279 PLEASANCE & MCPHEETERS FAMILY TRUST SANDRA PLEASANCE & STEVE MCPHEETERS TRUSTEES 5312 SANTA BARBARA AVE GARDEN GROVE CA 92845-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 21 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					No Image On File				
Legal Description					Building Permits				
Lat/Long: 36.45613778 -95.49872510									
ALL THAT PT SE NE SW LYING S & E OF HWY 66									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MCPHEETERS, STEVEN MICHAEL	03/18/2019	0	WB
					/	MCPHEETERS, CECIL RAY	11/16/2017	0	WB
					1029/881	MCPHEETERS, ELIZABETH ANN &	06/20/1996	121,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	0	Land Value 17,036	665	11%	73	Assessed	73	6.99	
Year Frozen	0	Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 17,036	665		73	Total Taxable	73	7.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	17,036	0	70	7.00		
2024	2024-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	17,036	0	66	7.00		
2023	2023-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	17,775	0	63	6.00		
2022	2022-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	25,000	0	60	6.00		
2021	2021-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	25,000	0	58	6.00		
2020	2020-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	18,000	0	55	6.00		
2019	2019-660018910	PLEASANCE & MCPHEETERS FAMILY TRUST	71	13,000	0	52	5.00		
2018	2018-660018910	MCPHEETERS, CECIL RAY	71	13,000	0	50	5.00		
2017	2017-660018910	MCPHEETERS, CECIL RAY	71	13,000	0	48	5.00		
2016	2016-660018910	MCPHEETERS, CECIL RAY	71	13,000	0	45	5.00		
2015	2015-660018910	MCPHEETERS, CECIL RAY	71	13,000	0	43	5.00		
2014	2014-660018910	MCPHEETERS, CECIL RAY	71	11,000	0	41	5.00		
2013	2013-660018910	MCPHEETERS, CECIL RAY	71	11,000	0	39	4.00		



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	30,974.00 x .55 = 17,036							
Factor Value								
Adjustments	1.0000							
Lot Value	17,036							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 17,036					
Total Area	x	Indicated Value	= 17,036					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 17,036				
				Indicated Value 17,036 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 17,036 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value