



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:39:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019428 Parcel ID 22N16E-22-1-00000-000-0000 Cadastral ID 22-22-16-01900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 338832 MESA LAND HOLDING LLC 1154 BAUGHMAN DR CLAREMONT CA 91711-0000 Parcel Location Situs 16191 S 4170 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 22 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37647998 -95.57932405																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0001 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,564.00 x .70 = 30,493 Factor Value Adjustments 1.0000 Lot Value 30,493		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 45

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,200	110.82	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104,54	Total Misc Impr	+	22,948			
Roofing Adj	+ 4.46	Garage Cost	+	16,336			
Subfloor Adj	+ -1.15	Total RCN	=	245,237			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	127,523			
Plumbing Adj	+ 8.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	117,714			
Adj Base Cost	= 128.08	Lot Value	+	30,493			
Total Area	x 1,608	Indicated Value	=	148,207			
Adjusted Cost	= 205,953	Value Per SqFt		92.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,714		
Lot Value	30,493		
Indicated Value	148,207	92.17	Per SqFt
Agland Value			
Site Improvements	1,684		
Total Value	149,891	93.22	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	47237		60	60	24.08		1,445
PATO	SLAB PORCH - OPEN	47238	13x12		156	10.37		1,618
EPSW	ENCLOSED PORCH - SOLID WALL	47239	20x12		240	61.62		14,789



Rogers

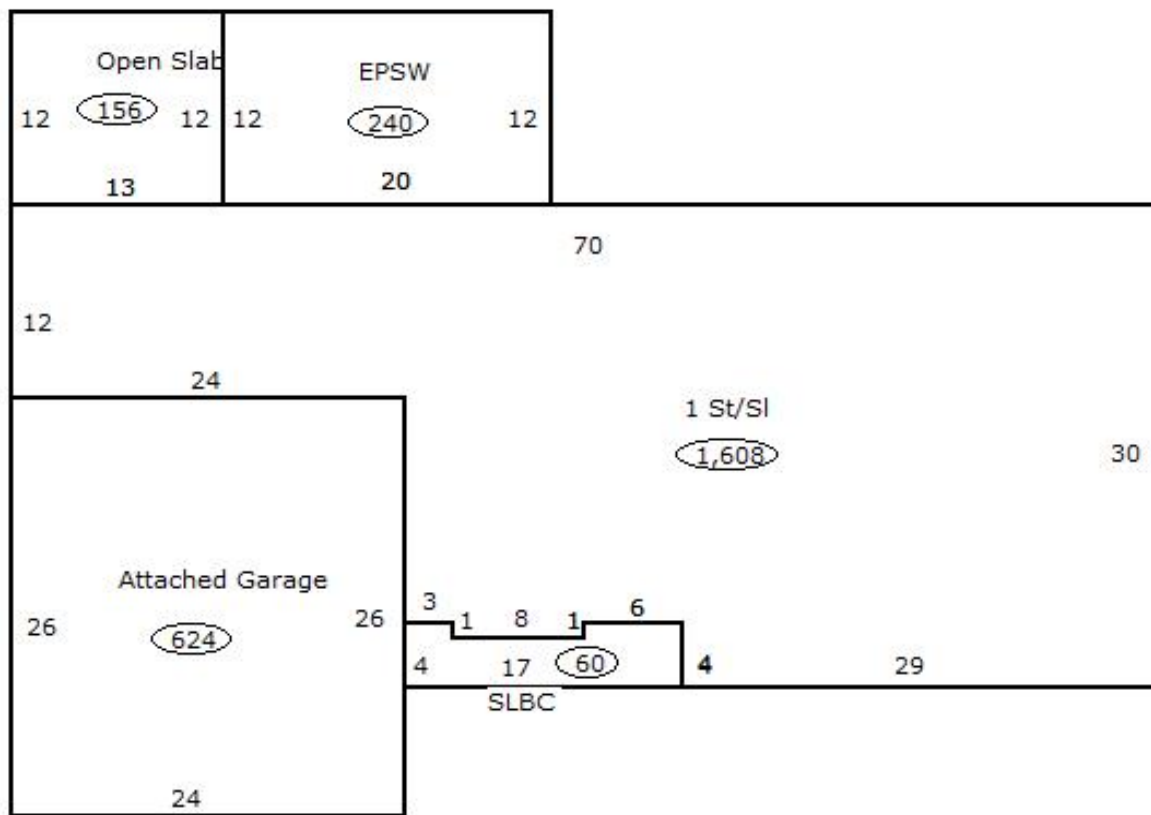
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,608	1.000	1,608
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	156	1.000	156
5	M	EPSW		13	EPSW	240	1.000	240
Total Building Area						1,608		1,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	20x24x0			480
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (4.68 x 480)		2,246		2,246	562	1,684