



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660029777 Parcel ID 23N17E-34-4-00000-000-0000 Cadastral ID 34-23-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 343247 UNITED TINOCO CONSTRUCTION LLC 731 E KLINDERA AVE TIPTON CA 93274-0000 Parcel Location Situs 19450 E ACORN RD Subdivision Lot/Block / Parcel Size 27.5 - Acres Sec/Twn/Rng 34 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42889063 -95.48080400																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,176 / 2,581
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,176
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	278,290	107.82	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	87.08	Total Misc Impr	+ 2,192
Roofing Adj	+ 3.65	Garage Cost	+ 22,165
Subfloor Adj	+ -1.83	Total RCN	= 305,970
Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 156,045
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 149,925
Adj Base Cost	= 109.11	Lot Value	+ 149,925
Total Area	x 2,581	Indicated Value	= 149,925
Adjusted Cost	= 281,613	Value Per SqFt	58.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,925		
Lot Value			
Indicated Value	149,925	58.09	Per SqFt
Agland Value			
Site Improvements	10,440		
Total Value	160,365	62.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	71376	11x11		121	11.28		1,365
PATO	SLAB PORCH - OPEN	71377	12x6		72	11.48		827



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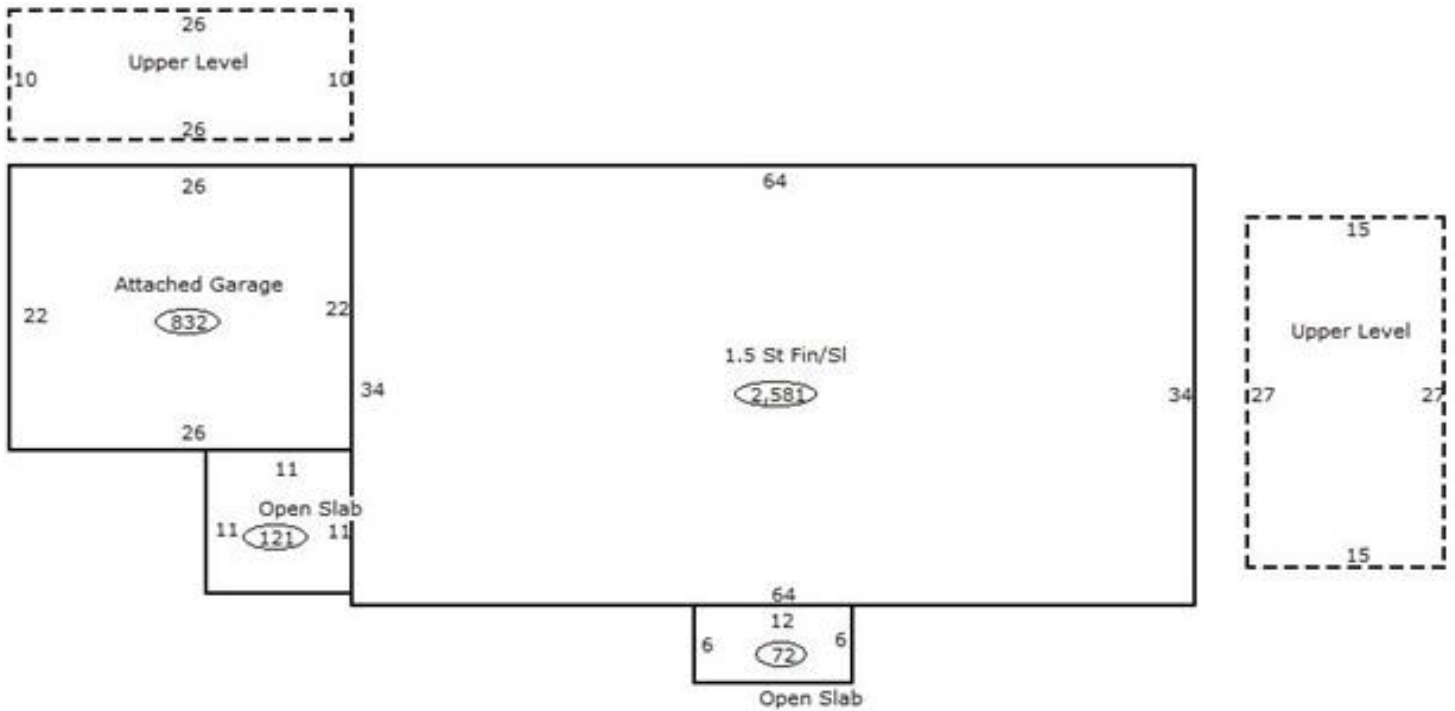
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,176	1.186	2,581
2	G	1		13	Attached Garage	572	1.000	572
3	M	PATO		13	Open Slab	121	1.000	121
4	M	PATO		13	Open Slab	72	1.000	72
5	U	^UL		13	Upper Level	405	1.000	405
6	U	^UL		13	Upper Level	260	1.000	260
Total Building Area						2,176		2,581



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x36x14	Concrete	Formed Metal	720
	Qual 3	Cond 2.5	Year 2000	Eff Age 23		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (30.21 x 720)	21,751	21,751	11,311	10,440



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			14.000	36	36	504	504
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			6.500	63	63	410	410
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			7.000	92	92	643	643
TMBR Totals						27.500			1,557	1,557
Total Agland						27.500			1,557	1,557