




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:32:45
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Assessment Data					Primary Image														
Account 660030057 Parcel ID 000000-00-0-00375-011-0007 Cadastral ID 35-20-14-05390 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 347841 DAVIS HOMES LLC 1653 AMBERWOOD DR APT 21 SOUTH PASADENA CA 91030-0000 Parcel Location Situs 16301 E NEWTON PL Subdivision HIGHLAND ACRES Lot/Block 0007 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-26\IMG_007 5/27/2021</p>														
Legal Description Lat/Long: 36.17458492 -95.79485400																			
LOT 7 BLOCK 11 HIGHLAND ACRES					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	PERDUE, SHERRY L	10/30/2025	67,000	19										
PD	Add-Homestead	No	1,000		1299/325	RACITI, JOSEPH G & AMY D	06/01/2001	57,000	Yes										
					1034/117	EULITT, JIMMIE E	07/25/1996	45,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2026	Land Value	38,546	38,546	11%	4,240	Assessed	10,450	1,114.60										
Year Frozen	2023	Improvements	56,452	56,452		6,210	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	94,998	94,998		10,450	Total Taxable	10,450	1,115.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030057	PERDUE, SHERRY L			1	98,611	2000	3,990	426.00										
2024	2024-660030057	PERDUE, SHERRY L			1	102,909	2000	3,989	421.00										
2023	2023-660030057	PERDUE, SHERRY L			1	66,792	2000	3,989	409.00										
2022	2022-660030057	PERDUE, SHERRY L			1	52,865	1000	4,815	483.00										
2021	2021-660030057	PERDUE, SHERRY L			1	51,701	1000	4,687	412.00										
2020	2020-660030057	PERDUE, SHERRY L			1	52,522	1000	4,777	423.00										
2019	2019-660030057	PERDUE, SHERRY L			1	51,584	1000	4,674	420.00										
2018	2018-660030057	PERDUE, SHERRY L			1	52,358	1000	4,710	420.00										
2017	2017-660030057	PERDUE, SHERRY L			1	51,778	1000	4,543	410.00										
2016	2016-660030057	PERDUE, SHERRY L			1	50,538	1000	4,382	390.00										
2015	2015-660030057	PERDUE, SHERRY L			1	47,506	1000	4,226	378.00										
2014	2014-660030057	PERDUE, SHERRY L			1	48,683	1000	4,190	379.00										
2013	2013-660030057	PERDUE, SHERRY L			1	47,763	1000	4,039	362.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3612 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,733.00 x 2.45 = 38,546 Factor Value Adjustments 1.0000 Lot Value 38,546		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,094 / 1,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	480 Detached Garage - Finished
Remodel	
Year/Eff Age	1966 / 53



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	111,725	102.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	81,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.92	Total Misc Impr	+ 340				
Roofing Adj	+ 4.32	Garage Cost	+ 14,674				
Subfloor Adj	+ 2.55	Total RCN	= 142,651				
Heat/Cool Adj	+ 10.30	Depreciation (61%)	- 87,017				
Plumbing Adj	+ 4.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 55,634				
Adj Base Cost	= 116.67	Lot Value	+ 38,546				
Total Area	x 1,094	Indicated Value	= 94,180				
Adjusted Cost	= 127,637	Value Per SqFt	86.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,634		
Lot Value	38,546		
Indicated Value	94,180	86.09	Per SqFt
Agland Value			
Site Improvements	818		
Total Value	94,998	86.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71797	4x4		16	21.24		340



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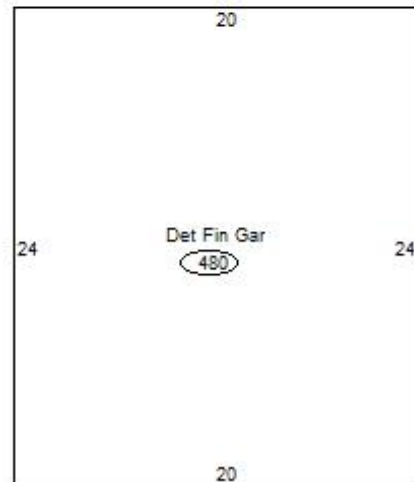
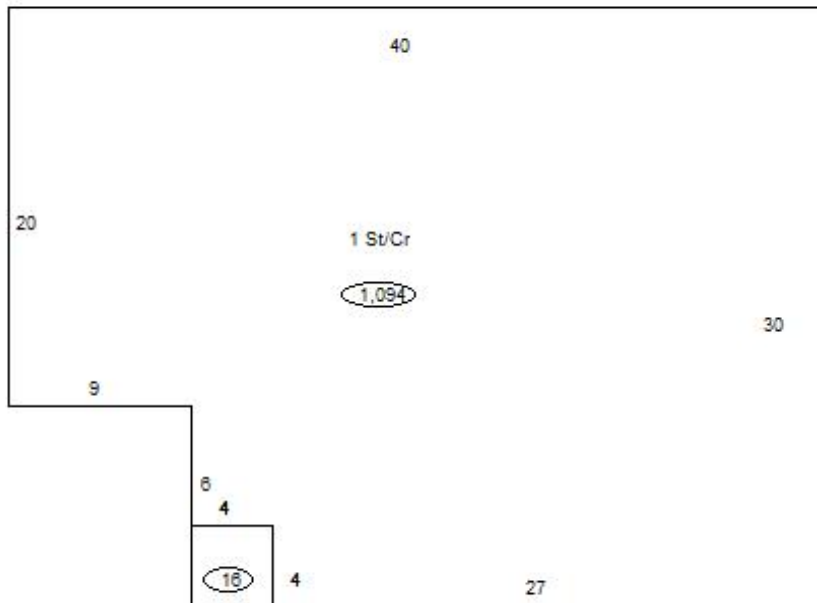
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,094	1.000	1,094
2	M	PRCH		10	SLBC	16	1.000	16
3	G	6		10	Det Fin Gar	480	1.000	480
Total Building Area						1,094		1,094



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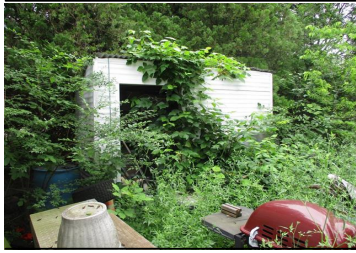
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x6	Plank	Galvanized Metal	140
	Qual 2	Cond 2	Year 2000	Eff Age	26	

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (19.48 x 140) 2,727			2,727	1,909



STF	STG FAIR (PORTABLE) NV	0x0x0		
Qual 0	Cond	Year 0	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				