



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:26:05  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660063204 <b>Parcel ID</b> 000000-00-0-00680-001-0007 <b>Cadastral ID</b> 11-21-15-04790 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 337997 FUENTES, ELENA ROSA & NELSON IVAN ZAVALA LARIOS  11151 REDFERN AVE INGLEWOOD CA 90304-0000  <b>Parcel Location</b> <b>Situs</b> 08582 E RIVER RANCH RD S <b>Subdivision</b> RIVER RANCH II <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 5 <b>Neighborhood</b> 1019 - R-V04-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31503750 -95.67453776 LOT 7 BLOCK 1 RIVER RANCH II																																																																																																																									
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Date 04/17/2026  
Time 16:26:06  
Page 2

Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9946	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,325.00 x 1.35 = 58,311	
Factor Value		
Adjustments	1.0000	
Lot Value	58,311	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,972 / 1,972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,972
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



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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	253,185	128.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	296,300 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.69	Total Misc Impr	+	19,187			
Roofing Adj	+ 4.39	Garage Cost	+	14,522			
Subfloor Adj	+ -2.08	Total RCN	=	275,279			
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	-	38,539			
Plumbing Adj	+ 7.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	236,740			
Adj Base Cost	= 122.50	Lot Value	+	58,311			
Total Area	x 1,972	Indicated Value	=	295,051			
Adjusted Cost	= 241,570	Value Per SqFt		149.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,740		
Lot Value	58,311		
Indicated Value	295,051	149.62	Per SqFt
Agland Value			
Site Improvements	9,166		
Total Value	304,217	154.27	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	80956	28x8		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	80957	37x8		296	26.00		7,696



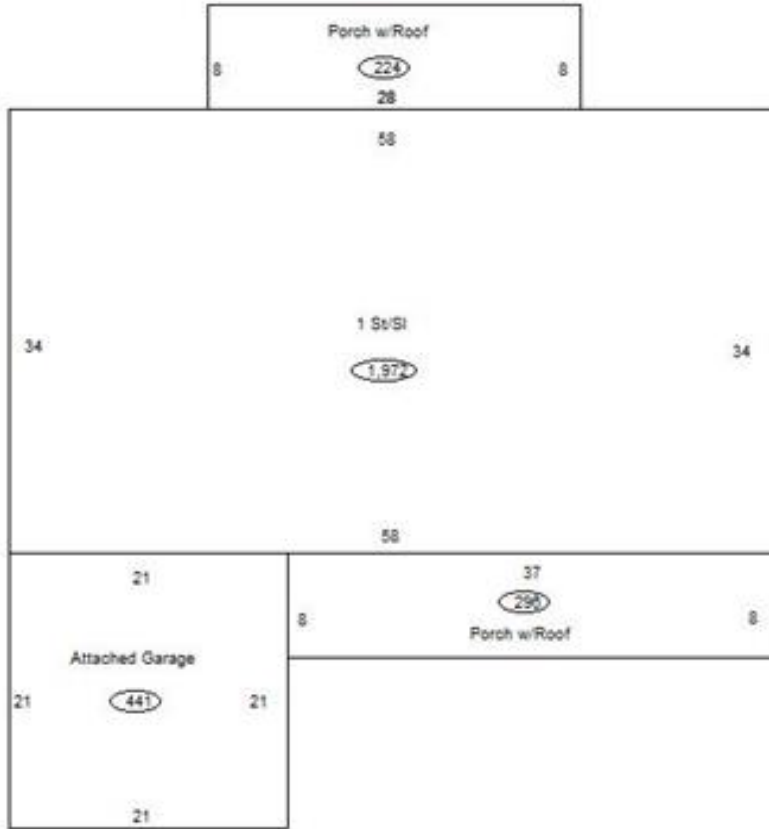
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 Time 16:26:06  
 Page 3

Sketch Image

660063204



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,972	1.000	1,972
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	296	1.000	296
<b>Total Building Area</b>						1,972		1,972



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 Page 4

660063204

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	18x30x0			540
	Qual 2	Cond 3	Year 2014	Eff Age	9	
	<b>Valuation Summary</b> Base Cost (16.00 x 540) 8,640		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	LT	LEAN-TO	6x30x0			180
	Qual 2	Cond 3	Year 2014	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 180) 526		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>