



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:16
 Page 1

Assessment Data					Primary Image				
Account 660095864 Parcel ID 000000-00-0-00457-003-0016 Cadastral ID 10-21-14-06190 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345190 VAN ATTA, MICHAEL A & BETH A HAMILTON 785 TUCKER RD #G589 THACHAPI CA 93561-0000 Parcel Location Situs 11116 N 146TH E AVE Subdivision LAKE VALLEY V PHASE I Lot/Block 0016 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_004 7/19/2022</p>				
Legal Description Lat/Long: 36.31627585 -95.81084429									
LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 16					Building Permits				
					Number	Description	Opened	Closed	Amount
					15-0421X	R16-NEW 1413 SQ FT SFR	05/2015	10/2015	94,215
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	OKIE COUSINS LLC	08/30/2024	257,500	YES
					/	THOMPSON, JONIE	07/02/2024	125,500	7
					2502/587	CAPITAL HOMES RES GROUP LLC	09/25/2015	156,000	YES
					2336/752	LAKE VALLEY INVESTMENT	06/18/2013	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	79,482	79,482	11%	8,743	Assessed	29,120	2,852.60
Year Frozen	0	Improvements	185,247	185,247		20,377	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	264,729	264,729		29,120	Total Taxable	29,120	2,853.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660095864	VAN ATTA, MICHAEL A &			40	257,500	0	28,325	2,775.00
2024	2024-660095864	VAN ATTA, MICHAEL A &			40	237,095	1000	19,722	1,895.00
2023	2023-660095864	THOMPSON, JONIE			40	213,753	1000	19,118	1,792.00
2022	2022-660095864	THOMPSON, JONIE			40	207,616	1000	18,532	1,816.00
2021	2021-660095864	THOMPSON, JONIE			40	177,063	1000	17,964	1,738.00
2020	2020-660095864	THOMPSON, JONIE			40	170,450	1000	17,411	1,684.00
2019	2019-660095864	THOMPSON, JONIE			40	162,500	1000	16,875	1,634.00
2018	2018-660095864	THOMPSON, JONIE			40	163,457	1000	16,980	1,583.00
2017	2017-660095864	THOMPSON, JONIE			40	162,187	1000	16,841	1,585.00
2016	2016-660095864	THOMPSON, JONIE			40	158,122	1000	16,393	1,549.00
2015	2015-660095864	THOMPSON, JONIE			40	37,000	0	807	77.00
2014	2014-660095864	CAPITAL HOMES RES GROUP LLC			40	6,985	0	768	74.00



Rogers

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Time 08:37:16
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1426		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,212.00 x 5.30 = 32,924		
Factor Value			
Adjustments	2.4141		
Lot Value	79,482		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,418 / 1,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,418
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	2015 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	201,250	141.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	222,430		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.39	Total Misc Impr	+ 2,639
Roofing Adj	+ 4.59	Garage Cost	+ 13,282
Subfloor Adj	+ -1.20	Total RCN	= 197,071
Heat/Cool Adj	+ 11.47	Depreciation (6%)	- 11,824
Plumbing Adj	+ 12.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 185,247
Adj Base Cost	= 127.75	Lot Value	+ 79,482
Total Area	x 1,418	Indicated Value	= 264,729
Adjusted Cost	= 181,150	Value Per SqFt	186.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,247		
Lot Value	79,482		
Indicated Value	264,729	186.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	264,729	186.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	RAISED SLAB PORCH - OPEN	125944	13x6		78	10.86		847
PATO	RAISED SLAB PORCH - OPEN	125946	10x4		40	10.86		434
PATO	SLAB PORCH - OPEN	125947	16x8		128	10.61		1,358
SHLT	STORM SHELTER - IN GARAGE			1 2025	1	0.00		



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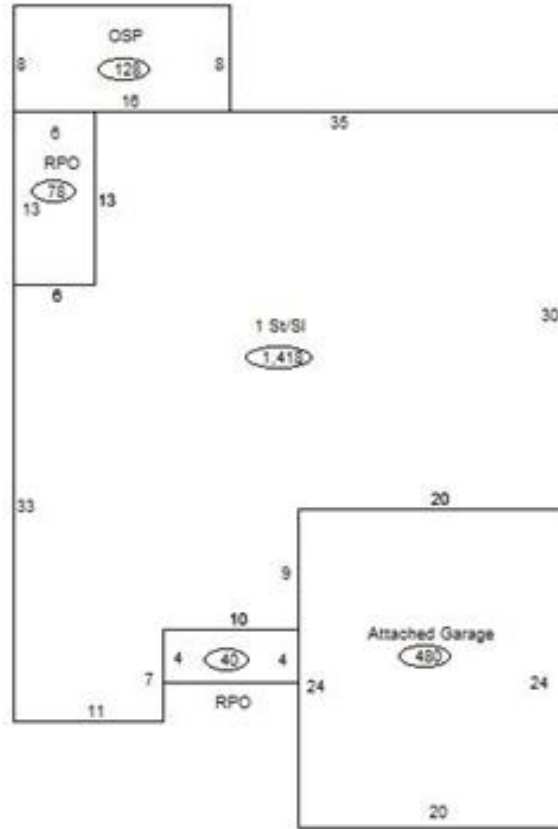
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 Page 3

Sketch Image

660095864



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,418	1.000	1,418
2	M	PATO		13	Raised Slab	78	1.000	78
3	G	1		13	Attached Garage	480	1.000	480
4	M	PATO		13	Raised Slab	40	1.000	40
5	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						1,418		1,418