



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:00
Page 1

Assessment Data					Primary Image																																																																					
Account 660103333 Parcel ID 00000-0-0-0000860-002-0003 Cadastral ID 24-20-14-03420 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 337712 LEE, CER & WILLIAM 561 E DRIFTWOOD DR FRESNO CA 93730-0000 Parcel Location Situs 02931 N BRIARWOOD AVE Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103333_002.JPG 9/13/2025</p>																																																																					
Legal Description Lat/Long: 36.19723553 -95.76315484 LOT 3 BLOCK 2 THE VALE AT REDBUD PHASE 1																																																																										
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2038		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,878.00 x 5.99 = 53,179		
Factor Value			
Adjustments	1.0327		
Lot Value	54,917		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,089 / 2,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,089
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

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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	302,516	144.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	364,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.60	Total Misc Impr	+	13,071			
Roofing Adj	+ 4.65	Garage Cost	+	25,472			
Subfloor Adj	+ -2.19	Total RCN	=	306,186			
Heat/Cool Adj	+ 12.64	Depreciation (3%)	-	9,186			
Plumbing Adj	+ 7.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	297,000			
Adj Base Cost	= 128.12	Lot Value	+	54,917			
Total Area	x 2,089	Indicated Value	=	351,917			
Adjusted Cost	= 267,643	Value Per SqFt		168.46			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	297,000		
Lot Value	54,917		
Indicated Value	351,917	168.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,917	168.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154355	224		224	26.23		5,876
PRCH	Slab Porch - Covered	154356	23x12		276	26.07		7,195



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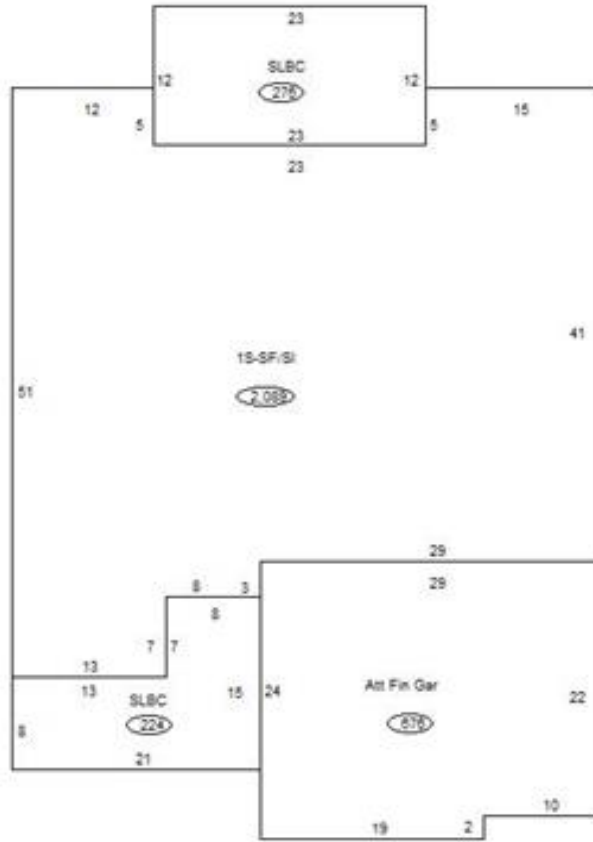
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Sketch Image

660103333



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,089	1.000	2,089
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	276	1.000	276
Total Building Area						2,089		2,089