



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:12:53
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Assessment Data					Primary Image																																																				
Account 660104346 Parcel ID 00000-0-0-0000416-001-0006 Cadastral ID 30-21-16-13560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334127 SHOTT, JEFFREY 3701 HATCHER PL LANCASTER CA 93534-0000 Parcel Location Situs 23526 S MAE DR Subdivision KING RIDGE IV Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																																																									
Legal Description Lot/Long: 36.27077427 -95.65055045																																																									
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>R20 54</td> <td>R22- NEW 1143 SQ FT SFR</td> <td>12/2020</td> <td>03/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 54	R22- NEW 1143 SQ FT SFR	12/2020	03/2021	100,000																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3258		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	14,193.00 x 4.35 = 61,761		
Factor Value			
Adjustments	0.8000		
Lot Value	49,409		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,149 / 1,149
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,149
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	189,727	165.12 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	169,160	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	157,192		
Lot Value	49,409		
Indicated Value	206,601	179.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	206,601	179.81	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.27	Total Misc Impr	+	1,427
Roofing Adj	+ 4.73	Garage Cost	+	11,256
Subfloor Adj	+ -1.25	Total RCN	=	163,742
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	6,550
Plumbing Adj	+ 12.25	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	157,192
Adj Base Cost	= 131.47	Lot Value	+	49,409
Total Area	x 1,149	Indicated Value	=	206,601
Adjusted Cost	= 151,059	Value Per SqFt		179.81

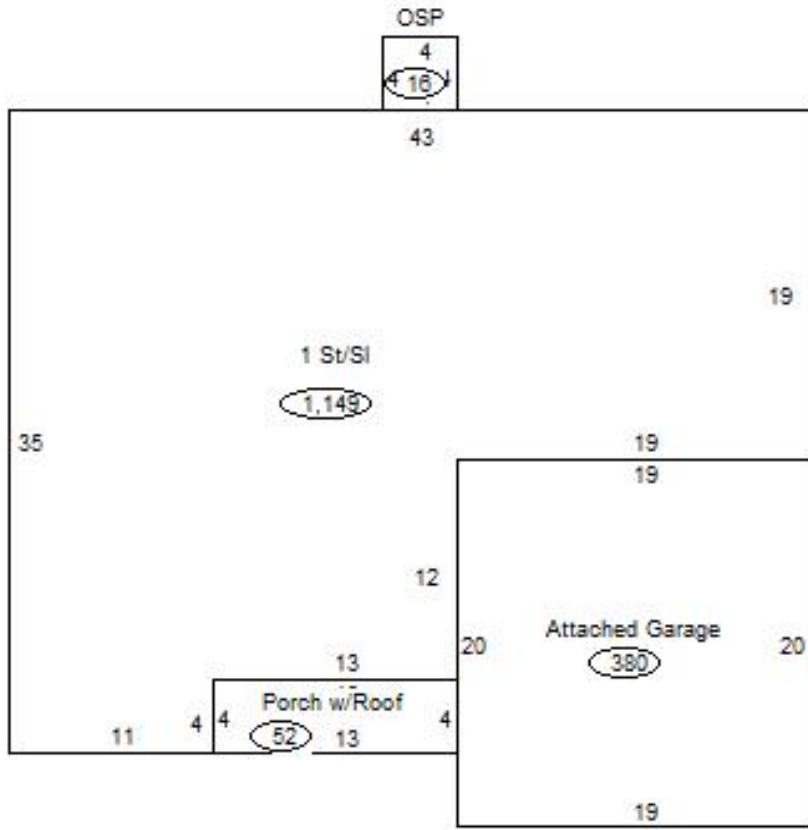
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149454	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	149455	13x4		52	24.10		1,253



Sketch Image

660104346



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,149	1.000	1,149
2	G	1		13	Attached Garage	380	1.000	380
3	M	PATO		13	Open Slab	16	1.000	16
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,149		1,149