



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image										
Account	660105225													
Parcel ID	23N14E-25-3-00000-002-0000													
Cadastral ID	25-23-14-01202													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	337246													
MEJIA, ALVARO														
15445 COBALT ST UNIT 216														
SYLMAR CA 91342-0000														
Parcel Location				\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0001.JPG 12/8/2022										
Situs	03283 E 400 RD			Building Permits										
Subdivision				Number	Description	Opened	Closed	Amount						
Lot/Block	/	Parcel Size	2.73 - Acres	R21	R23- SPLIT W/ NEW CONST ADDRESS	08/2021	06/2022							
Sec/Twn/Rng	25 / 23 / 14 / 3			TR DESC AS COMM NW/C SE SW; S89.5312E 1267.59'; S32.2256W 998 06'; S81.5159W 30.82'; S31.5747W 226.85'; S56.5225W 238.28'; S16 1104W 154.01'; N89.5121W 87.24' TO POB; N07.1614E 440.39'; N89 5121W 299.78'; S00.0839W 436.99'; S89.5121E 245.15' TO POB.										
Neighborhood	4030 - OOLOGAH RURAL			Exemptions										
School District	S004 - OOLOGAH SCHOOLS			Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Legal Description Lat/Long: 36.43865004 -95.77149077				/	MCNITT, SUSAN &	01/28/2022	75,000	YES	/	NEUBERGER, THOMAS W & GAIL E	06/29/2021	55,000	YES	
				/	NEUBERGER, THOMAS W & GAIL E	04/09/2021	0	4	Sale History					
Parcel Valuation				Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax		
Remove Cap	2023	Land Value	75,000	72,086	11%	7,929	Assessed	7,929	857.77					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	75,000	72,086		7,929	Total Taxable	7,929	858.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660105225	MEJIA, ALVARO	10	75,000	0	7,552	817.00							
2024	2024-660105225	MEJIA, ALVARO	10	65,385	0	7,192	753.00							
2023	2023-660105225	MEJIA, ALVARO	10	65,385	0	7,192	748.00							
2022	2022-660105225	MEJIA, ALVARO	10	66	0	7	1.00							
2021	2021-660105225	MCNITT, SUSAN &	10	66	0	7	1.00							



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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value 122,653.00 x .48 = 58,977 Factor Value Adjustments 1.2717 Lot Value 75,000		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0	Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0	Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 75,000	Adjusted Cost	= 0	Indicated Value	= 75,000
Total Area	x	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	75,000		
Indicated Value	75,000	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	75,000	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			1
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 1)	5		5	5