



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:34
Page 1

Assessment Data					Primary Image																																																	
Account 660106317 Parcel ID 000000-0001-006-0-000-00 Cadastral ID 20-21-16-12060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338039 DAVIES, ANTHONY A & VERONICA 224 VISTA DEL PARQUE REDONDO BEACH CA 90277-0000 Parcel Location Situs 01108 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lat/Long: 36.28733199 -95.62261398 LOT 6 BLOCK 1 RED PLAINS PHASE I										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>R21 555</td> <td>R23-NEW SFR 1422 SQ FT</td> <td>12/2021</td> <td>05/2022</td> <td>134,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 555	R23-NEW SFR 1422 SQ FT	12/2021	05/2022	134,000																														
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1749		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,619.00 x 5.78 = 44,038		
Factor Value			
Adjustments	1.0000		
Lot Value	44,038		



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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	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,357 / 1,357
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,357
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	206,600	152.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	102.52	Total Misc Impr	+ 2,356
Roofing Adj	+ 4.63	Garage Cost	+ 14,441
Subfloor Adj	+ -1.21	Total RCN	= 186,571
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,597
Plumbing Adj	+ 7.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,974
Adj Base Cost	= 125.11	Lot Value	+ 44,038
Total Area	x 1,357	Indicated Value	= 225,012
Adjusted Cost	= 169,774	Value Per SqFt	165.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,974		
Lot Value	44,038		
Indicated Value	225,012	165.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,012	165.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154005	16x3		48	24.12		1,158
PRCH	Slab Porch - Covered	154006	5x2		10	24.24		242
PATO	Slab Porch - Open	154007	88		88	10.86		956

