



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 660106323 Parcel ID 000000-0002-002-0-000-00 Cadastral ID 20-21-16-12120 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339363 NEXPOINT SFR SPE 3 LLC 8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269-0000 Parcel Location Situs 01014 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0002 / 0002 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: 36.28733130 -95.62106955 LOT 2 BLOCK 2 RED PLAINS PHASE I																																																																
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1792		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,807.00 x 5.69 = 44,414		
Factor Value			
Adjustments	1.0000		
Lot Value	44,414		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_000; 10/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,552 / 1,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,552
Fixture/RghIn	/
Bed/F/H Bath	4 / 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	
Adusted R	0.8445		
Indicated Value	218,562	140.83	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	100.47	Total Misc Impr	+	3,215	
Roofing Adj	+ 4.48	Garage Cost	+	14,441	
Subfloor Adj	+ -1.15	Total RCN	=	206,984	
Heat/Cool Adj	+ 11.47	Depreciation (3%)	-	6,210	
Plumbing Adj	+ 6.72	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	200,774	
Adj Base Cost	= 121.99	Lot Value	+	44,414	
Total Area	x 1,552	Indicated Value	=	245,188	
Adjusted Cost	= 189,328	Value Per SqFt		157.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,774		
Lot Value	44,414		
Indicated Value	245,188	157.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,188	157.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153828	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	153829	6x5		30	24.17		725



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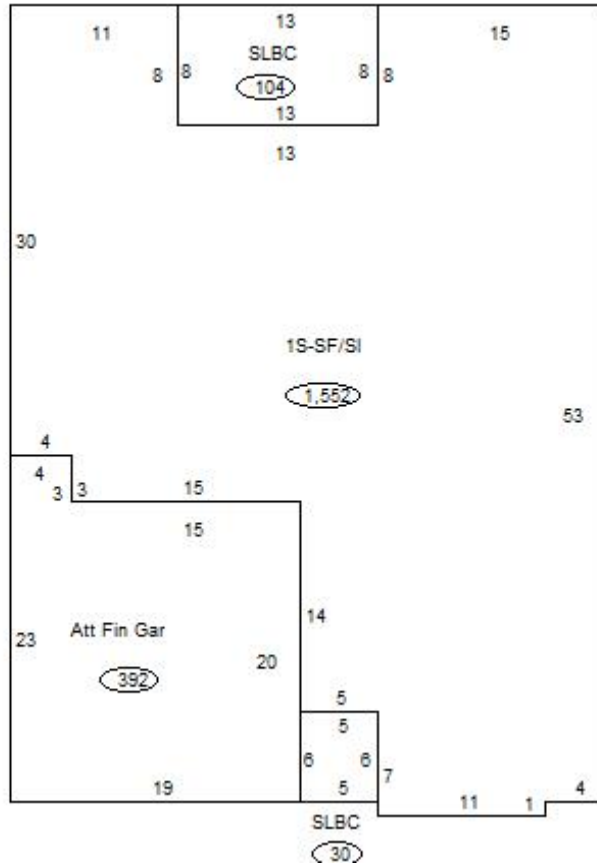
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Sketch Image

660106323



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,552	1.000	1,552
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						1,552		1,552