



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:00
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Assessment Data				Primary Image						
Account	660106331									
Parcel ID	000000-0002-010-0-000-00									
Cadastral ID	20-21-16-12200									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	339048									
WATANABE, AILEEN N										
364 STONECREST DR SAN FRANCISCO CA 94132-0000										
Parcel Location										
Situs	00916 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0010 / 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: 36.28725694 -95.61909579				Building Permits						
LOT 10 BLOCK 2 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R22 178	R23 NEW SFR 1559 SQ FT	04/2022	08/2022	160,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	07/19/2022	243,000	YES	
					/	TULSA L DEV LLC	10/06/2021	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023		Land Value	53,941	53,941	11%	Assessed	28,085	2,595.90	
Year Frozen			Improvements	201,371	201,371		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	255,312	255,312	28,085	Total Taxable	28,085	2,596.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106331	WATANABE, AILEEN N		17	246,952	0	27,165	2,511.00		
2024	2024-660106331	WATANABE, AILEEN N		17	245,632	0	27,020	2,497.00		
2023	2023-660106331	WATANABE, AILEEN N		17	245,632	0	27,020	2,475.00		
2022	2022-660106331	WATANABE, AILEEN N		17	3,834	0	422	39.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1809		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,882.00 x 5.65 = 44,564		
Factor Value			
Adjustments	1.2104		
Lot Value	53,941		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_001 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	1,564 / 1,564
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,564
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	219,298	140.22	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	100.33	Total Misc Impr	+	2,678	
Roofing Adj	+ 4.47	Garage Cost	+	14,441	
Subfloor Adj	+ -1.15	Total RCN	=	207,599	
Heat/Cool Adj	+ 11.47	Depreciation (3%)	-	6,228	
Plumbing Adj	+ 6.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	201,371	
Adj Base Cost	= 121.79	Lot Value	+	53,941	
Total Area	x 1,564	Indicated Value	=	255,312	
Adjusted Cost	= 190,480	Value Per SqFt		163.24	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,371		
Lot Value	53,941		
Indicated Value	255,312	163.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,312	163.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	154950	12x8		96	10.86		1,043
PRCH	Slab Porch - Covered	154951	68		68	24.05		1,635



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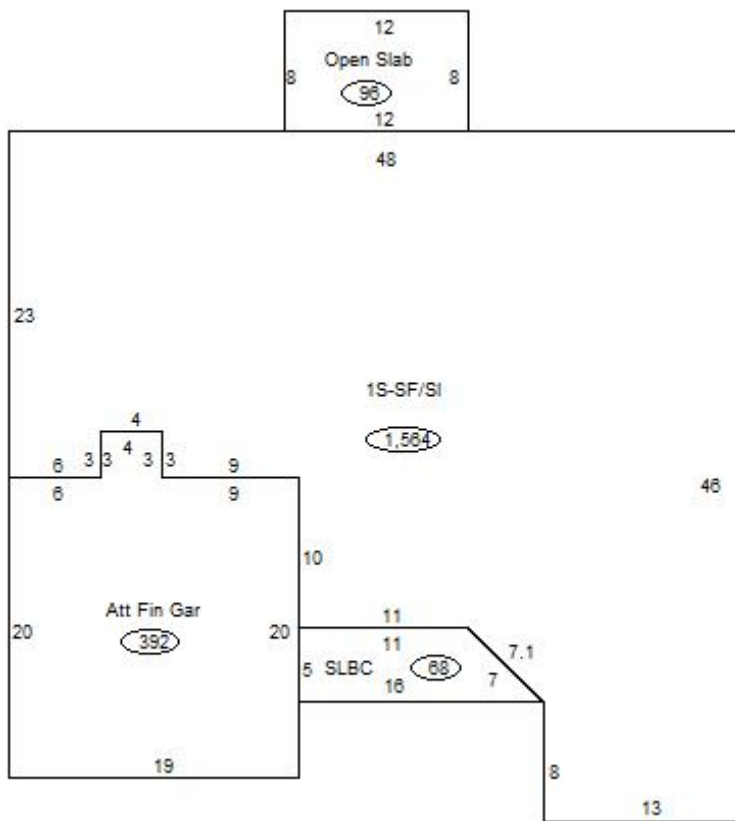
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Sketch Image

660106331



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,564	1.000	1,564
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PATO		13	Open Slab	96	1.000	96
4	M	PRCH		13	SLBC	68	1.000	68
Total Building Area						1,564		1,564