



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:28
Page 1

Assessment Data					Primary Image																																																	
Account 660106345 Parcel ID 000000-0004-005-0-000-00 Cadastral ID 20-21-16-12340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338169 HADINATA, CHARLENE 351 KING ST UNIT 419 SAN FRANCISCO CA 94158-0000 Parcel Location Situs 01901 W LUBBOCK DR Subdivision RED PLAINS PHASE I Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.28676501 -95.62181258 LOT 5 BLOCK 4 RED PLAINS PHASE I																																																						
Exemptions					Building Permits																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1808		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,877.00 x 5.66 = 44,554		
Factor Value			
Adjustments	1.0000		
Lot Value	44,554		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_002: 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	1,514 / 1,514
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,514
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	218,733	144.47 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	197,563		
Lot Value	44,554		
Indicated Value	242,117	159.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,117	159.92	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.95	Total Misc Impr	+ 2,785
Roofing Adj	+ 4.50	Garage Cost	+ 15,166
Subfloor Adj	+ -1.15	Total RCN	= 203,673
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 6,110
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,563
Adj Base Cost	= 122.67	Lot Value	+ 44,554
Total Area	x 1,514	Indicated Value	= 242,117
Adjusted Cost	= 185,722	Value Per SqFt	159.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153757	12x8		96	23.97		2,301
PRCH	Slab Porch - Covered	153759	5x4		20	24.21		484

