



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:50:32  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660106584 <b>Parcel ID</b> 000000000-00-0-00205-001-0001 <b>Cadastral ID</b> 24-22-16-02710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RCP VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 340351 MDC COAST 12 LLC  11995 EL CAMINO REAL SAN DIEGO CA 92130-0000  <b>Parcel Location</b> <b>Situs</b> 16011 S HWY 66 <b>Subdivision</b> COROLLA POINTE ADDITION <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 22 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.37943531 -95.55769511																																																						
<b>LOT 1 COROLLA POINTE ADDITION</b>					<b>Building Permits</b> <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>CV23</td> <td>CV23- FAMILY DOLLAR PERMIT</td> <td>09/2022</td> <td>01/2023</td> <td></td> </tr> <tr> <td>S22</td> <td>SPLIT</td> <td>05/2022</td> <td>12/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV23	CV23- FAMILY DOLLAR PERMIT	09/2022	01/2023		S22	SPLIT	05/2022	12/2024																															
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	84,942.00 x .88 = 75,141		
Factor Value	0		
Adjustments	266.17%		
Lot Value	200,003		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030624
Total Building Area	10,312	Image Date	8/14/2023
Total Base Value	1,097,816	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	84,263		
Replacement Cost New	1,182,079		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,158,437		
Economic Depreciation			
RCNLD (All Sources)	1,158,437		
Depreciated Improvements			
Outbuilding Value	4,362		
Total Improvement Value	1,162,799		
Land Value	200,003		
Cost Approach Value	1,362,802 132.16/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	4,362
Miscellaneous Income		Land Value	200,003
Effective Gross Income (EGI)		Total Appraised Value	1,362,802 132.16/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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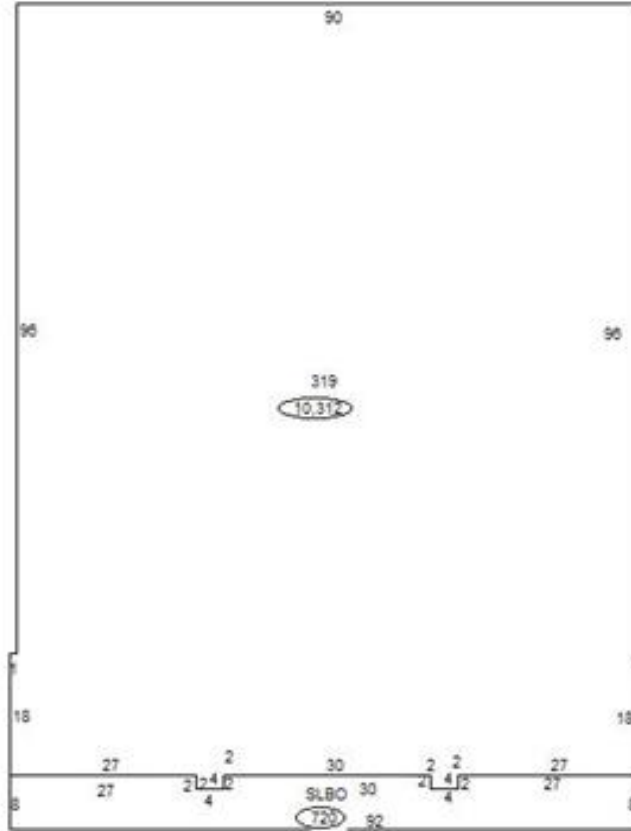
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		25	319	10,312	1.000	10,312
2	O	PATO		25	SLBO	720	1.000	720
<b>Total Building Area</b>						10,312		10,312



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Account 660106584  
 Parcel ID 000000000-00-0-00205-001-0001  
 Cadastral ID 24-22-16-02710

Tax Area Code 75  
 Property Class RCP  
 Owners Name MDC COAST 12 LLC

### Building Data

Building ID 4994  
 Building Sequence 1  
 Occupancy 1 319 Discount Store 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 10,312  
 Average Perimeter 420  
 Number Of Storys 1.00  
 Average Wall Ht 14.00  
 Year Built 2022  
 Effective Age 2  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 4 - Good  
 Condition 4 - Good  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 8 - Warmed and Cooled Air  
 Roof Type Flat  
 Roof Cover Metal

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0007.JPG  
 Image Date 8/14/2023  
 Image Name IMG\_0007.JPG  
 Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 75.23  
 Wall Cost 14.10  
 HVAC Cost 17.13  
 Basement Cost 0.00  
 Total Base Cost 106.46  
 Total Area 10,312  
 Base RCN 1,097,816  
 Misc Impr Value 84,263

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 1,182,079  
 Physical Depreciation 2%  
 Functional Depreciation  
 Total Depreciation 2% (23,642)  
 Total RCNLD 1,158,437  
 Lump Sums  
 Total Building Value 1,158,437 \$ 112.34 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	Paving - Concrete	2022	70X128	8,960	5.54		49,638
PACN	Paving - Concrete	2022	50X125	6,250	5.54		34,625
<b>Total Misc Improvement</b>							<b>84,263</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Slab Porch - Open	0x0x0			720
	Qual 2	Cond 2	Year 2022	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.67 x 720)		5,522	1,160	4,362
<b>Total Site Improvement Value</b>				<b>4,362</b>