



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660106781 <b>Parcel ID</b> 23N15E-33-1-00000-002-0000 <b>Cadastral ID</b> 33-23-15-01430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 2 <b>Tax Area</b> 31 - OOLOGAH OT/NW FIRE <b>Name ID</b> 341558 REALTY INCOME PROPERTIES 13 LLC  ATTN: PM DEPT #14089 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539  <b>Parcel Location</b> <b>Situs</b> 12144 S HWY 169 <b>Subdivision</b> OOLOGAH DOLLAR TREE <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 33 / 23 / 15 / 5 <b>Neighborhood</b> 40010 - OOLOGAH OT <b>School District</b> S004 - OOLOGAH SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.43576238 -95.70999932									
LOT 1 BLOCK 1 OOLOGAH DOLLAR TREE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					S22	S23 SPLIT		09/2022	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	MDZ-FD OOLOGAH LLC	05/11/2023	1,750,000	19
					/	HINFIELD PROPERTIES LLC	06/17/2022	185,000	YES
					/	BUTTERFIELD, NATHAN &	03/14/2022	0	6
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>
<b>Remove Cap</b>	2024		<b>Land Value</b>	185,000	185,000	11%	20,350	<b>Assessed</b>	146,245
<b>Year Frozen</b>			<b>Improvements</b>	1,144,505	1,144,505		125,895	<b>Penalty</b>	0
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0
<b>TIF Project ID</b>	0		<b>Total Value</b>	1,329,505	1,329,505		146,245	<b>Total Taxable</b>	146,245
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660106781	REALTY INCOME PROPERTIES 13 LLC			31	1,342,013	0	147,622	15,970.00
2024	2024-660106781	REALTY INCOME PROPERTIES 13 LLC			31	1,356,113	0	149,172	15,623.00
2023	2023-660106781	REALTY INCOME PROPERTIES 13 LLC			31	185,000	0	20,350	2,116.00
2022	2022-660106781	MDZ-FD OOLOGAH LLC			31	141	0	16	1.00




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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 144 OOLOGAH OT (UNITS BUILDABLE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value 1.20 x .83 = 1</p> <p>Factor Value 0</p> <p>Adjustments 18500000%</p> <p>Lot Value 185,000</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 10,339</p> <p>Total Base Value 1,068,639</p> <p>Modifier Value</p> <p>Misc Improvements 93,422</p> <p>Replacement Cost New 1,162,061</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,138,820</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 1,138,820</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 5,685</p> <p>Total Improvement Value 1,144,505</p> <p>Land Value 185,000</p> <p>Cost Approach Value 1,329,505 128.59/SqFt</p>	<p>Image ID 1038153</p> <p>Image Date 4/2/2024</p> <p>Name 001.JPG</p> <p>Description</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 5,685</p> <p>Land Value 185,000</p> <p>Total Appraised Value 1,329,505 128.59/SqFt</p>



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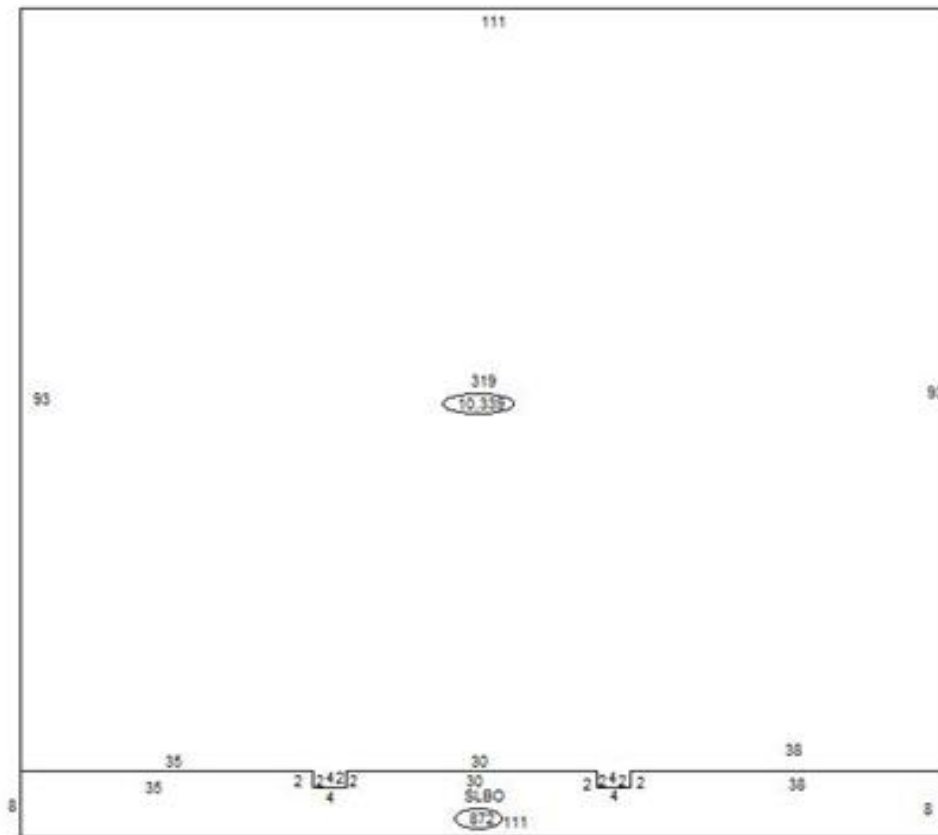
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Sketch Image

660106781



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		20	319	10,339	1.000	10,339
2	O	PATO		20	SLBO	872	1.000	872
<b>Total Building Area</b>						10,339		10,339



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Account 660106781  
Parcel ID 23N15E-33-1-00000-002-0000  
Cadastral ID 33-23-15-01430

Tax Area Code 31  
Property Class UCP  
Owners Name REALTY INCOME PROPERTIES 13 LLC

### Building Data

Building ID 5007  
Building Sequence 1  
Occupancy 1 319 Discount Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 10,339  
Average Perimeter 416  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2023  
Effective Age 2  
Construction Class 1 - Residential Stud Frame  
Quality 4 - Good  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Flat  
Roof Cover

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\_0002.JPG  
Image Date 5/2/2023  
Image Name IMG\_0002.JPG  
Description NEW CONSTRUCTION

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 72.08  
Wall Cost 14.15  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 103.36  
Total Area 10,339  
Base RCN 1,068,639  
Misc Impr Value 93,422

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,162,061  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (23,241)  
Total RCNLD 1,138,820  
Lump Sums  
Total Building Value 1,138,820 \$ 110.15 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PACN	Paving - Concrete	2023	54X72	3,888	5.54		21,540	
PACN	Paving - Concrete	2023	173X75	12,975	5.54		71,882	
<b>Total Misc Improvement</b>								<b>93,422</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Slab Porch - Open	0x0x0			872
	Qual 2	Cond 2	Year 2023	Eff Age 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.67 x 872)				6,688	1,003	5,685
<b>Total Site Improvement Value</b>						<b>5,685</b>