




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:57:20
Page 1

Assessment Data	Primary Image																									
Account 660107274 Parcel ID 000000-0003-005-0-000-00 Cadastral ID 20-21-16-13240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342441 MONTESCLAROS, JEFFREY & RAISSA FAMILY TRUST 216 CHRISTINA LN SANTA ROSA CA 95403-0000 Parcel Location Situs 01107 W ABILENE RD Subdivision RED PLAINS PHASE II Lot/Block 0005 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS	 <p style="text-align: right; color: orange;">11/03/2023</p> <p>\\tsclient\T\ROB STUFF\2023-11-3\IMG_0001.JPG 11/3/2023</p>																									
Legal Description Lot/Long: 36.28537474 -95.62241819 LOT 5 BLOCK 8 RED PLAINS PHASE II	Building Permits <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>R23 23-69</td> <td>R24 NEW SFR 1143 SQ FT</td> <td>04/2023</td> <td>11/2023</td> <td>140,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R23 23-69	R24 NEW SFR 1143 SQ FT	04/2023	11/2023	140,000															
Number	Description	Opened	Closed	Amount																						
R23 23-69	R24 NEW SFR 1143 SQ FT	04/2023	11/2023	140,000																						
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>08/17/2023</td> <td>207,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>09/15/2022</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	RAUSCH COLEMAN HOMES OF TULSA	08/17/2023	207,000	YES	/	TULSA L DEV LLC	09/15/2022	0	WB
Code	Type	Active	Maximum	Exemption																						
Bk/Pg	Grantor	Date	Price	Code																						
/	RAUSCH COLEMAN HOMES OF TULSA	08/17/2023	207,000	YES																						
/	TULSA L DEV LLC	09/15/2022	0	WB																						

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value	44,148	44,148	11%	4,856	Assessed	22,927	2,119.14
Year Frozen		Improvements	164,284	164,284		18,071	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	208,432	208,432		22,927	Total Taxable	22,927	2,119.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107274	MONTESCLAROS, JEFFREY &	17	201,657	0	22,182	2,050.00	
2024	2024-660107274	MONTESCLAROS, JEFFREY &	17	207,265	0	22,799	2,107.00	
2023	2023-660107274	MONTESCLAROS, JEFFREY &	17	2,102	0	231	21.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:57:20
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1762		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,674.00 x 5.75 = 44,148		
Factor Value			
Adjustments	1.0000		
Lot Value	44,148		



\\tsclient\T\ROB STUFF\2023-11-3\IMG_0001.JPG 11/3/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,150 / 1,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,150
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	163,159		
Lot Value	44,148		
Indicated Value	207,307	180.27	Per SqFt
Agland Value			
Site Improvements	1,125		
Total Value	208,432	181.25	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.62	Total Misc Impr	+ 1,158
Roofing Adj	+ 4.83	Garage Cost	+ 14,968
Subfloor Adj	+ -1.25	Total RCN	= 166,489
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,330
Plumbing Adj	+ 9.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,159
Adj Base Cost	= 130.75	Lot Value	+ 44,148
Total Area	x 1,150	Indicated Value	= 207,307
Adjusted Cost	= 150,363	Value Per SqFt	180.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158499	16x3		48	24.12		1,158



Rogers

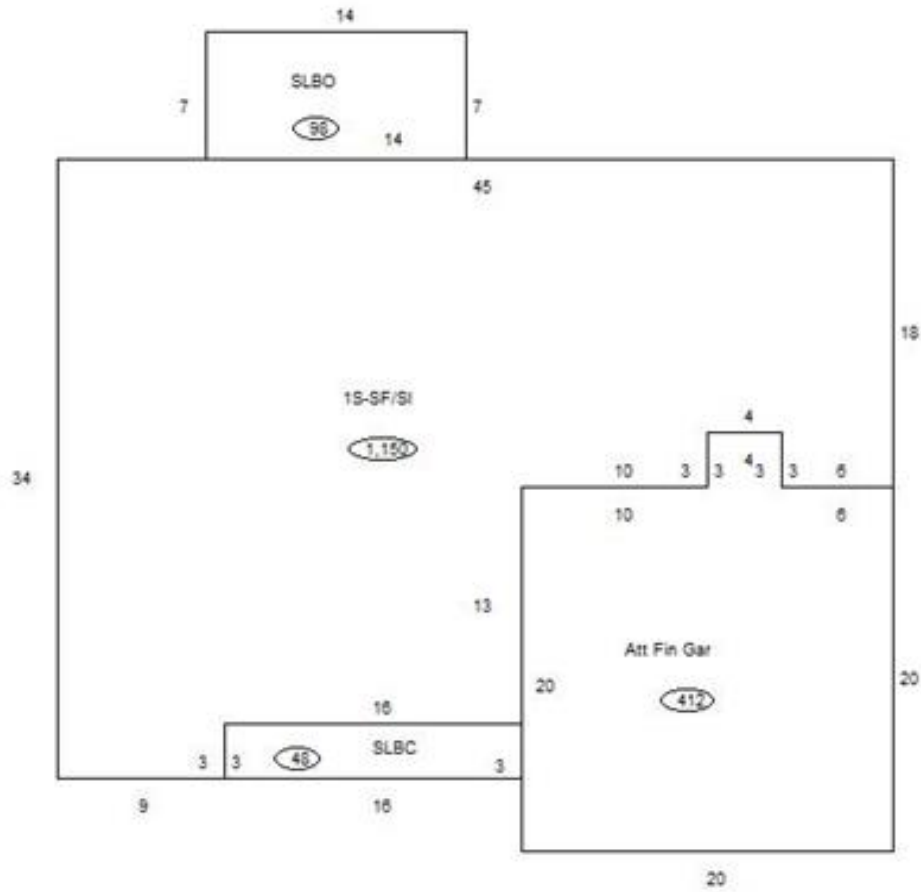
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:57:20
 Page 3

Sketch Image

660107274



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,150	1.000	1,150
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	48	1.000	48
4	O	PATO		10	SLBO	98	1.000	98
Total Building Area						1,150		1,150



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:57:20
Page 4

660107274

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Slab Porch - Covered	16x0x0			98
	Qual 0	Cond 0	Year 0	Eff Age 0		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (11.48 x 98)	1,125		1,125	1,125