



# 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> 660107277 <b>Parcel ID</b> 000000-0003-008-0-000-00 <b>Cadastral ID</b> 20-21-16-13270 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 342883 PODELL FAMILY LIVING TRUST GLENN A & TAMI D PODELL-TRUSTEES  5412 MARK CT AGOURA HILLS CA 91301-0000  <b>Parcel Location</b> <b>Situs</b> 01101 W ABILENE RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0008 / 0008 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-11-3\IMG_0013.JPG 11/3/2023</p>															
<b>Legal Description</b> Lat/Long: 36.28534856 -95.62170227										<b>Building Permits</b>									
LOT 8 BLOCK 8 RED PLAINS PHASE II				<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 23-79</td> <td>R24 NEW SFR 1143 SQ FT</td> <td>05/2023</td> <td>11/2023</td> <td>144,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 23-79	R24 NEW SFR 1143 SQ FT	05/2023	11/2023	144,000
Number	Description	Opened	Closed	Amount															
R23 23-79	R24 NEW SFR 1143 SQ FT	05/2023	11/2023	144,000															
<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>										
					/	RAUSCH COLEMAN HOMES OF TULSA	10/09/2023	208,500	YES										
					/	TULSA L DEV LLC	09/15/2022	0	WB										
<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>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	45,284	45,284	11%	<b>Assessed</b>	23,043	2,129.86										
<b>Year Frozen</b>			<b>Improvements</b>	164,202	164,202		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0	0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	209,486	209,486	23,043	<b>Total Taxable</b>	23,043	2,130.00										
<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	2025-660107277	PODELL FAMILY LIVING TRUST			17	202,727	0	22,300	2,061.00										
2024	2024-660107277	PODELL FAMILY LIVING TRUST			17	208,798	0	22,968	2,123.00										
2023	2023-660107277	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.179		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,798.00 x 5.69 = 44,396		
Factor Value			
Adjustments	1.0200		
Lot Value	45,284		



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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	164,202		
Lot Value	45,284		
Indicated Value	209,486	182.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,486	182.16	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.62	Total Misc Impr	+ 2,222
Roofing Adj	+ 4.83	Garage Cost	+ 14,968
Subfloor Adj	+ -1.25	Total RCN	= 167,553
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,351
Plumbing Adj	+ 9.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 164,202
Adj Base Cost	= 130.75	Lot Value	+ 45,284
Total Area	x 1,150	Indicated Value	= 209,486
Adjusted Cost	= 150,363	Value Per SqFt	182.16

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158511	16x3		48	24.12		1,158
PATO	Slab Porch - Open	158512	14x7		98	10.86		1,064



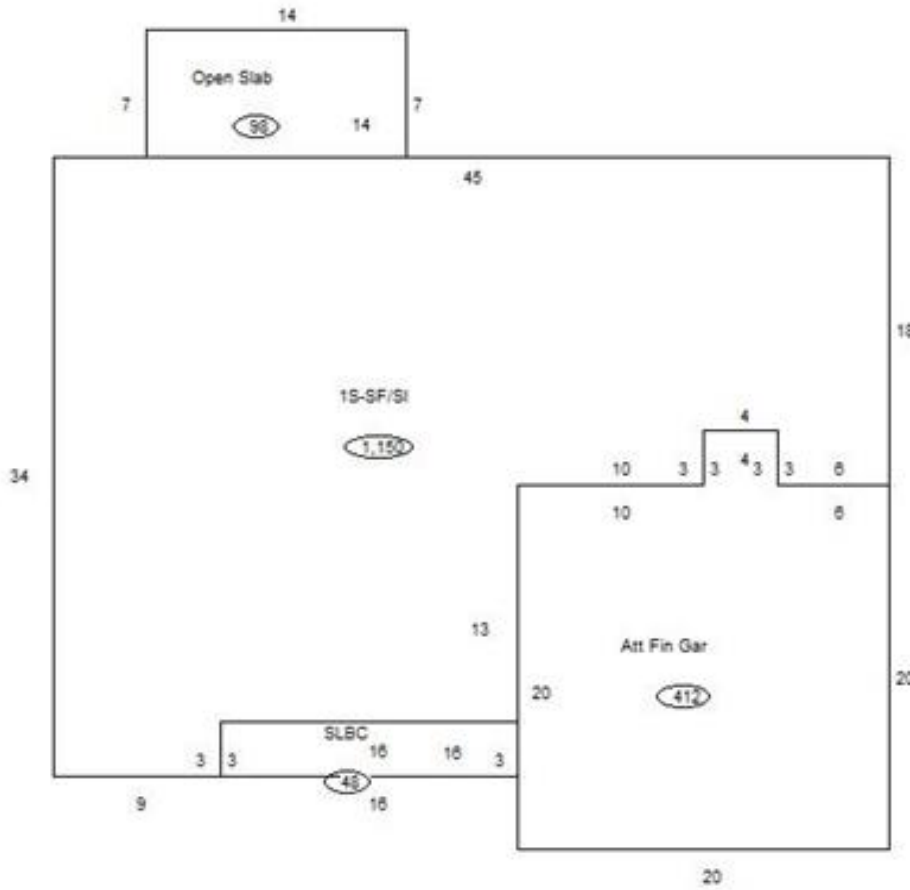
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Sketch Image

660107277



**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	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						1,150		1,150