



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:57:29
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Assessment Data				Primary Image																																																		
Account 660107279 Parcel ID 000000-0003-010-0-000-00 Cadastral ID 20-21-16-13290 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342299 RACKHAM, DAN 4245 SILVER LUPINE LN ROCKLIN CA 95677-0000 Parcel Location Situs 01009 W ABILENE RD Subdivision RED PLAINS PHASE II Lot/Block 0010 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lat/Long: 36.28533400 -95.62118693 LOT 10 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 58</td> <td>R24 NEW SFR 1480 SQ FT</td> <td>03/2023</td> <td>08/2023</td> <td>152,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 58	R24 NEW SFR 1480 SQ FT	03/2023	08/2023	152,000																													
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1628		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,090.00 x 6.00 = 42,540		
Factor Value			
Adjustments	1.0000		
Lot Value	42,540		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_00: 10/10/2023

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	1,476 / 1,476
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,476
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 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	193,939		
Lot Value	42,540		
Indicated Value	236,479	160.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,479	160.22	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.13	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.53	Garage Cost	+ 15,115
Subfloor Adj	+ -1.17	Total RCN	= 197,897
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,958
Plumbing Adj	+ 7.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,939
Adj Base Cost	= 122.03	Lot Value	+ 42,540
Total Area	x 1,476	Indicated Value	= 236,479
Adjusted Cost	= 180,116	Value Per SqFt	160.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157830	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	157831	5x4		20	24.21		484

