



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:57:41  
Page 1

Assessment Data				Primary Image						
Account	660107285									
Parcel ID	000000-0003-016-0-000-00									
Cadastral ID	20-21-16-13350									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	342102									
MELLO, DAVID & INKEN										
1358 LORING ST SAN DIEGO CA 92109-0000										
Parcel Location										
Situs	01002 W ODESSA RD									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0016 / 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: 36.28502834 -95.62059359				Building Permits						
LOT 16 BLOCK 8 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R23 23-10	R24 NEW SFR 1613 SQ FT	01/2023	08/2023	160,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	07/13/2023	230,500	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	43,592	43,592	11%	4,795	Assessed	27,635	2,554.30	
Year Frozen		Improvements	207,638	207,638		22,840	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	251,230	251,230		27,635	Total Taxable	27,635	2,554.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107285	MELLO, DAVID & INKEN		17	242,611	0	26,687	2,467.00		
2024	2024-660107285	MELLO, DAVID & INKEN		17	243,110	0	26,742	2,471.00		
2023	2023-660107285	MELLO, DAVID & INKEN		17	2,102	0	231	21.00		



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 Time 10:57:41  
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1698		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,396.00 x 5.89 = 43,592		
Factor Value			
Adjustments	1.0000		
Lot Value	43,592		



\\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	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	392 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	207,638		
Lot Value	43,592		
Indicated Value	251,230	154.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,230	154.32	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.12	Total Misc Impr	+ 3,215
Roofing Adj	+ 4.45	Garage Cost	+ 14,441
Subfloor Adj	+ -1.15	Total RCN	= 211,876
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,238
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 207,638
Adj Base Cost	= 119.30	Lot Value	+ 43,592
Total Area	x 1,628	Indicated Value	= 251,230
Adjusted Cost	= 194,220	Value Per SqFt	154.32

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157838	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	157839	6x5		30	24.17		725



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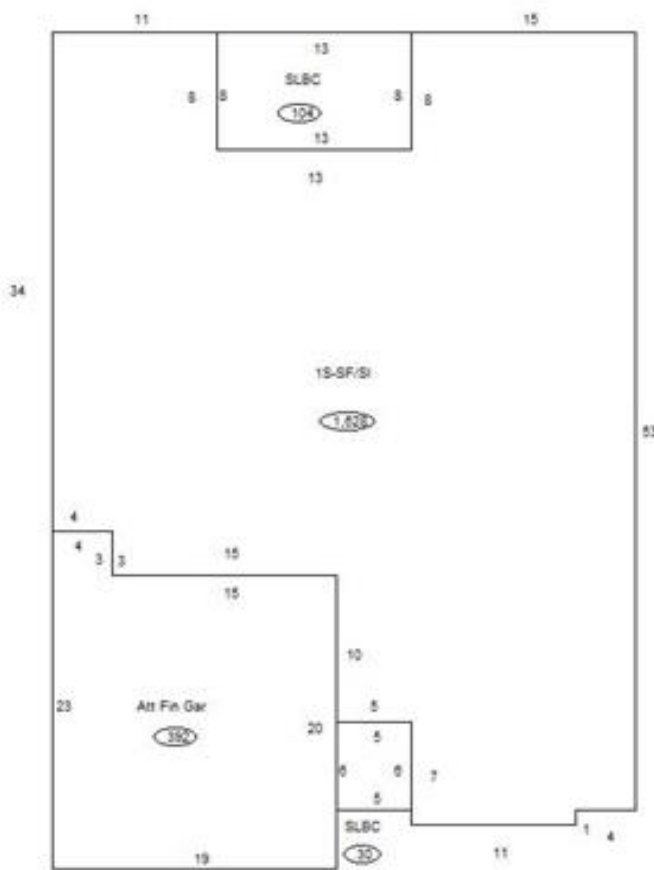
Date 04/18/2026

Time 10:57:41

Page 3

Sketch Image

660107285



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,628	1.000	1,628
2	G	5		10	Att Fin Gar	392	1.000	392
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PRCH		10	SLBC	30	1.000	30
<b>Total Building Area</b>						1,628		1,628