




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																									
Account 660107302 Parcel ID 000000-0004-007-0-000-00 Cadastral ID 20-21-16-13520 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343161 VERSCHOOR, JOHANNES PETER 1410 FLINTWOOD CT MARTINEZ CA 94553-0000 Parcel Location Situs 02013 S AMARILLO DR Subdivision RED PLAINS PHASE II Lot/Block 0007 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS	 <p>\\tsclient\T\ROB STUFF\2024-2-6\IMG_0013.JPG 2/6/2024</p>																									
Legal Description Lot/Long: 36.28503166 -95.62375455 LOT 7 BLOCK 9 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 091</td> <td>R24 NEW SFR 1559 SQ FT</td> <td>07/2023</td> <td>02/2024</td> <td>158,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R23 091	R24 NEW SFR 1559 SQ FT	07/2023	02/2024	158,000															
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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>11/29/2023</td> <td>231,500</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	11/29/2023	231,500	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	11/29/2023	231,500	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	37,789	37,789	11%	4,157	Assessed	27,078	2,502.82
Year Frozen		Improvements	208,376	208,376		22,921	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	246,165	246,165		27,078	Total Taxable	27,078	2,503.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107302	VERSCHOOR, JOHANNES PETER	17	237,521	0	26,128	2,415.00	
2024	2024-660107302	VERSCHOOR, JOHANNES PETER	17	232,369	0	25,560	2,362.00	
2023	2023-660107302	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	0.1797		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,829.00 x 5.68 = 44,458		
Factor Value			
Adjustments	0.8500		
Lot Value	37,789		



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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	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	/
Bed/F/H Bath	4 / 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	

Cost Approach		Manual : 01/2025	
Base Cost	98.03	Total Misc Impr	+ 2,699
Roofing Adj	+ 4.44	Garage Cost	+ 14,968
Subfloor Adj	+ -1.15	Total RCN	= 212,629
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,253
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,376
Adj Base Cost	= 119.17	Lot Value	+ 37,789
Total Area	x 1,636	Indicated Value	= 246,165
Adjusted Cost	= 194,962	Value Per SqFt	150.47

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	208,376		
Lot Value	37,789		
Indicated Value	246,165	150.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,165	150.47	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159408	68		68	24.05		1,635
PATO	Slab Porch - Open	159409	14x7		98	10.86		1,064



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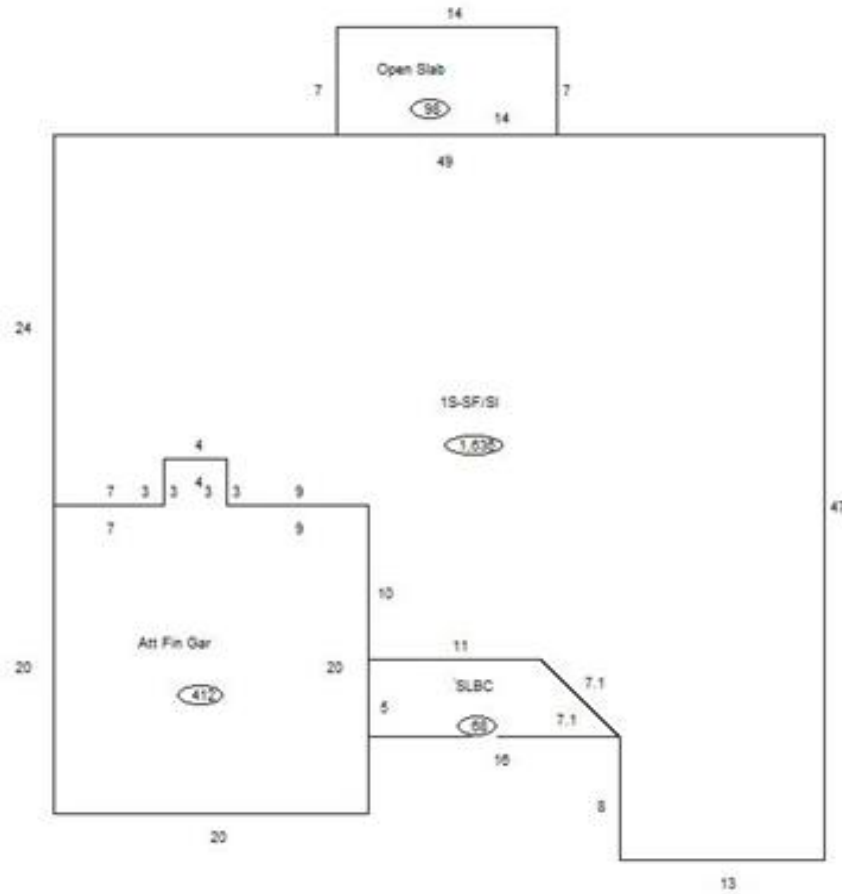
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Sketch Image

660107302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,636	1.000	1,636
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,636		1,636