



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660107314			<p>\\tsclient\T\ROB STUFF\2024-2-6\IMG_0046.JPG 2/6/2024</p>						
Parcel ID	000000-0005-009-0-000-00									
Cadastral ID	20-21-16-13640									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	343408									
CHERNIK, DENIS										
5231 DEWEY DR FAIR OAKS CA 95628-0000										
Parcel Location										
Situs	01011 W ODESSA RD									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0009 / 0010	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: 36.28453654 -95.62138264				Building Permits						
LOT 9 BLOCK 10 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R23 115	R24 NEW SFR 1613 SQ FT	08/2023	02/2024	161,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	12/28/2023	236,000	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	38,819	38,819	11%	4,270	Assessed	27,188	2,512.99	
Year Frozen		Improvements	208,346	208,346		22,918	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	247,165	247,165		27,188	Total Taxable	27,188	2,513.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107314	CHERNIK, DENIS			17	238,428	0	26,227	2,424.00	
2024	2024-660107314	CHERNIK, DENIS			17	236,092	0	25,970	2,400.00	
2023	2023-660107314	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	0.2264		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	9,862.00 x 4.92 = 48,524		
Factor Value			
Adjustments	0.8000		
Lot Value	38,819		



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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	1,630 / 1,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,630
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	411 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	98.11	Total Misc Impr	+ 3,215
Roofing Adj	+ 4.45	Garage Cost	+ 14,940
Subfloor Adj	+ -1.15	Total RCN	= 212,598
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,252
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,346
Adj Base Cost	= 119.29	Lot Value	+ 38,819
Total Area	x 1,630	Indicated Value	= 247,165
Adjusted Cost	= 194,443	Value Per SqFt	151.63

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	208,346		
Lot Value	38,819		
Indicated Value	247,165	151.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,165	151.63	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159441	6x5		30	24.17		725
PRCH	Slab Porch - Covered	159442	13x8		104	23.94		2,490



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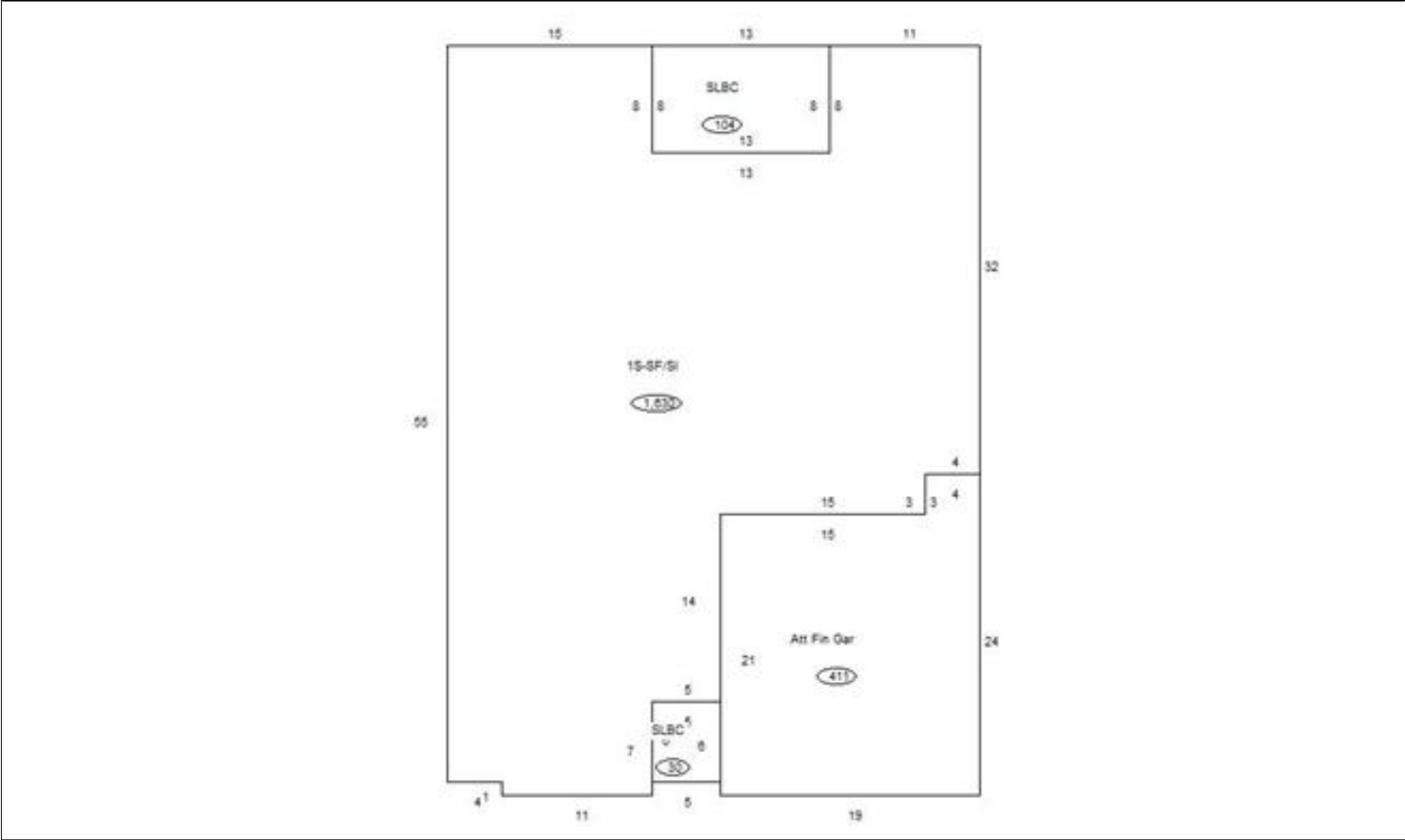
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Sketch Image

660107314



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,630	1.000	1,630
2	G	5		10	Att Fin Gar	411	1.000	411
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	104	1.000	104
Total Building Area						1,630		1,630