



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:00:42
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| Assessment Data | Primary Image |
|-----------------|---------------|
|-----------------|---------------|

Account 660107582
Parcel ID 000000-0001-008-0-000-00
Cadastral ID 05-21-16-18690
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 347411
 ST JEAN, PAUL L &
 PARRISH M ERICKSON

1920 S RIVER DR UNIT 101
 PORTLAND OR 97201-0000

Parcel Location

Situs 02709 STONECREEK DR
Subdivision ESTATES AT STONE CREEK
Lot/Block 0008 / 0001 Parcel Size 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1154 - R-V01-NW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



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Legal Description Lat/Long: 36.33527321 -95.62271264

LOT 8 BLOCK 1 ESTATES AT STONE CREEK

Building Permits

| Number | Description | Opened | Closed | Amount |
|-----------|------------------------|---------|---------|---------|
| R23 23-51 | R24 NEW SFR 2100 SQ FT | 02/2023 | 07/2023 | 160,000 |

Exemptions

| Code | Type | Active | Maximum | Exemption |
|------|-----------|--------|---------|-----------|
| H | Homestead | No | 1,000 | |

Sale History

| Bk/Pg | Grantor | Date | Price | Code |
|-------|---------------------------------|------------|-----------|------|
| / | DIETZ, FREDERIC K & ALEXANDRA B | 06/05/2025 | 282,000 | YES |
| / | D.R. HORTON-TEXAS LTD LP | 08/09/2023 | 303,500 | YES |
| / | RLM CONSTRUCTION CO INC | 01/05/2023 | 1,764,000 | WG |

Parcel Valuation

| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax |
|----------------|------|--------------|---------|-------------|----------|-----------|---------------|-----------------|
| Remove Cap | 2026 | Land Value | 23,811 | 23,811 | 11% | 2,619 | Assessed | 31,804 2,939.64 |
| Year Frozen | | Improvements | 265,320 | 265,320 | | 29,185 | Penalty | 0 |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 |
| TIF Project ID | 0 | Total Value | 289,131 | 289,131 | | 31,804 | Total Taxable | 31,804 2,940.00 |

Assessment History

| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
|----------|------------------|---------------------------------|----------|-------------|------------|---------------|------------|
| 2025 | 2025-660107582 | ST JEAN, PAUL L & | 17 | 296,066 | 1000 | 31,567 | 2,918.00 |
| 2024 | 2024-660107582 | DIETZ, FREDERIC K & ALEXANDRA B | 17 | 309,830 | 1000 | 33,081 | 3,057.00 |
| 2023 | 2023-660107582 | DIETZ, FREDERIC K & ALEXANDRA B | 17 | 4,792 | 0 | 527 | 48.00 |



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| Lot Data | | Square-Foot - NBHD 1154 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.1822 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LOT SIZE ADJUSTMENT | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 7,937.00 x 3.00 = 23,811 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 23,811 | | |



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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% Veneer, Masonry 25% Frame, Siding, Wood |
| Base/Total Area | 2,167 / 2,167 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,167 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 4 / 2.0 / |
| Basement Area | |
| Garage Type | 380 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 | 6 |
| Indicated Value | 295,620 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|--------------------|-----------|------------------|--|--|--|
| Base Cost | 96.84 | Total Misc Impr | + 4,777 | | | | |
| Roofing Adj | + 4.18 | Garage Cost | + 14,109 | | | | |
| Subfloor Adj | + -1.09 | Total RCN | = 270,735 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (2%) | - 5,415 | | | | |
| Plumbing Adj | + 4.82 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 265,320 | | | | |
| Adj Base Cost | = 116.22 | Lot Value | + 23,811 | | | | |
| Total Area | x 2,167 | Indicated Value | = 289,131 | | | | |
| Adjusted Cost | = 251,849 | Value Per SqFt | 133.42 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 265,320 | | |
| Lot Value | 23,811 | | |
| Indicated Value | 289,131 | 133.42 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 289,131 | 133.42 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 157733 | 20x7 | | 140 | 23.80 | | 3,332 |
| PRCH | Slab Porch - Covered | 157734 | 10x6 | | 60 | 24.08 | | 1,445 |



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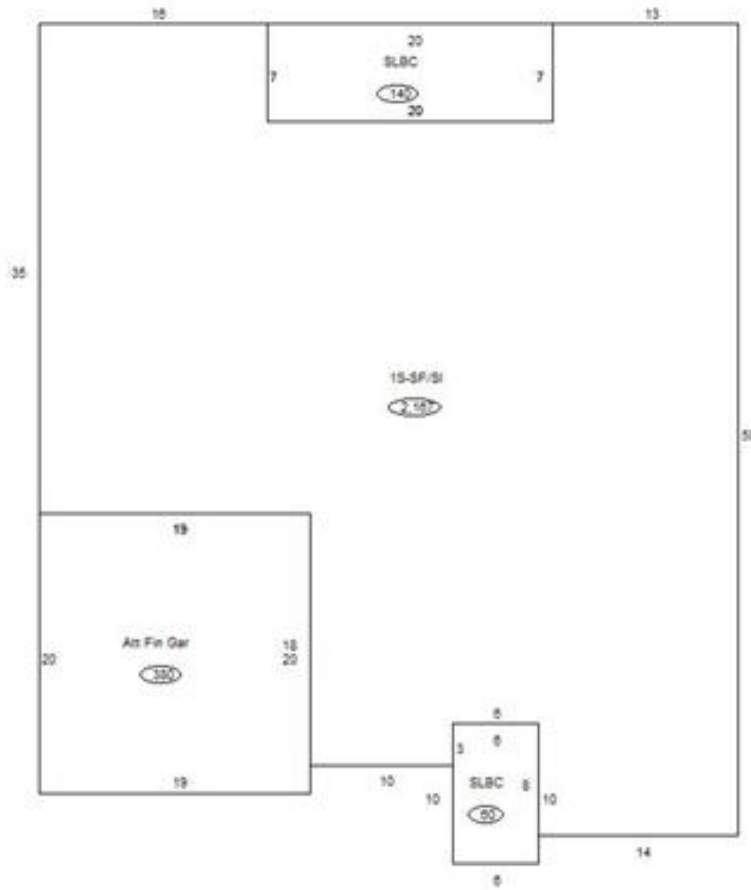
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Sketch Image

660107582



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 10 | 1S-SF/SI | 2,167 | 1.000 | 2,167 |
| 2 | M | PRCH | | 10 | SLBC | 140 | 1.000 | 140 |
| 3 | M | PRCH | | 10 | SLBC | 60 | 1.000 | 60 |
| 4 | G | 5 | | 10 | Att Fin Gar | 380 | 1.000 | 380 |
| Total Building Area | | | | | | 2,167 | | 2,167 |