



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:00:59  
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Assessment Data				Primary Image						
Account	660107591			<p>\\tsclient\T\ROB STUFF\2024-2-12\IMG_0007.JPG 2/12/2024</p>						
Parcel ID	000000-0002-007-0-000-00									
Cadastral ID	05-21-16-18780									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	343593									
CHALLA, VAGDEVI & VENU KARNATI										
5729 IDLEWOOD ST DUBLIN CA 94568-0000										
Parcel Location										
Situs	02705 SPRING CREEK ST									
Subdivision	ESTATES AT STONE CREEK									
Lot/Block	0007 / 0002	Parcel Size	1 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1154 - R-V01-NW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.33501355 -95.62162278				Building Permits						
LOT 7 BLOCK 2 ESTATES AT STONE CREEK				Number	Description	Opened	Closed	Amount		
				R23 23-44	R24 NEW SFR 1796 SQ FT	02/2023	02/2024	160,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	D.R. HORTON-TEXAS LTD LP	02/01/2024	258,000	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	2025	Land Value	28,688	28,688	11%	3,156	Assessed	29,451	2,722.16	
Year Frozen		Improvements	239,049	239,049		26,295	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	267,737	267,737		29,451	Total Taxable	29,451	2,722.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107591	CHALLA, VAGDEVI &			17	260,025	0	28,603	2,644.00	
2024	2024-660107591	CHALLA, VAGDEVI &			17	20,879	0	2,297	212.00	
2023	2023-660107591	D.R. HORTON-TEXAS LTD LP			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	0.1829		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,969.00 x 3.00 = 23,907		
Factor Value			
Adjustments	1.2000		
Lot Value	28,688		



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	1,884 / 1,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	264,030 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	239,049		
Lot Value	28,688		
Indicated Value	267,737	142.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	267,737	142.11	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	99.96	Total Misc Impr	+	3,438
Roofing Adj	+ 4.32	Garage Cost	+	14,109
Subfloor Adj	+ -1.13	Total RCN	=	243,928
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	-	4,879
Plumbing Adj	+ 5.54	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	239,049
Adj Base Cost	= 120.16	Lot Value	+	28,688
Total Area	x 1,884	Indicated Value	=	267,737
Adjusted Cost	= 226,381	Value Per SqFt		142.11

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159497	9x7		63	24.07		1,516
PRCH	Slab Porch - Covered	159498	10x8		80	24.02		1,922



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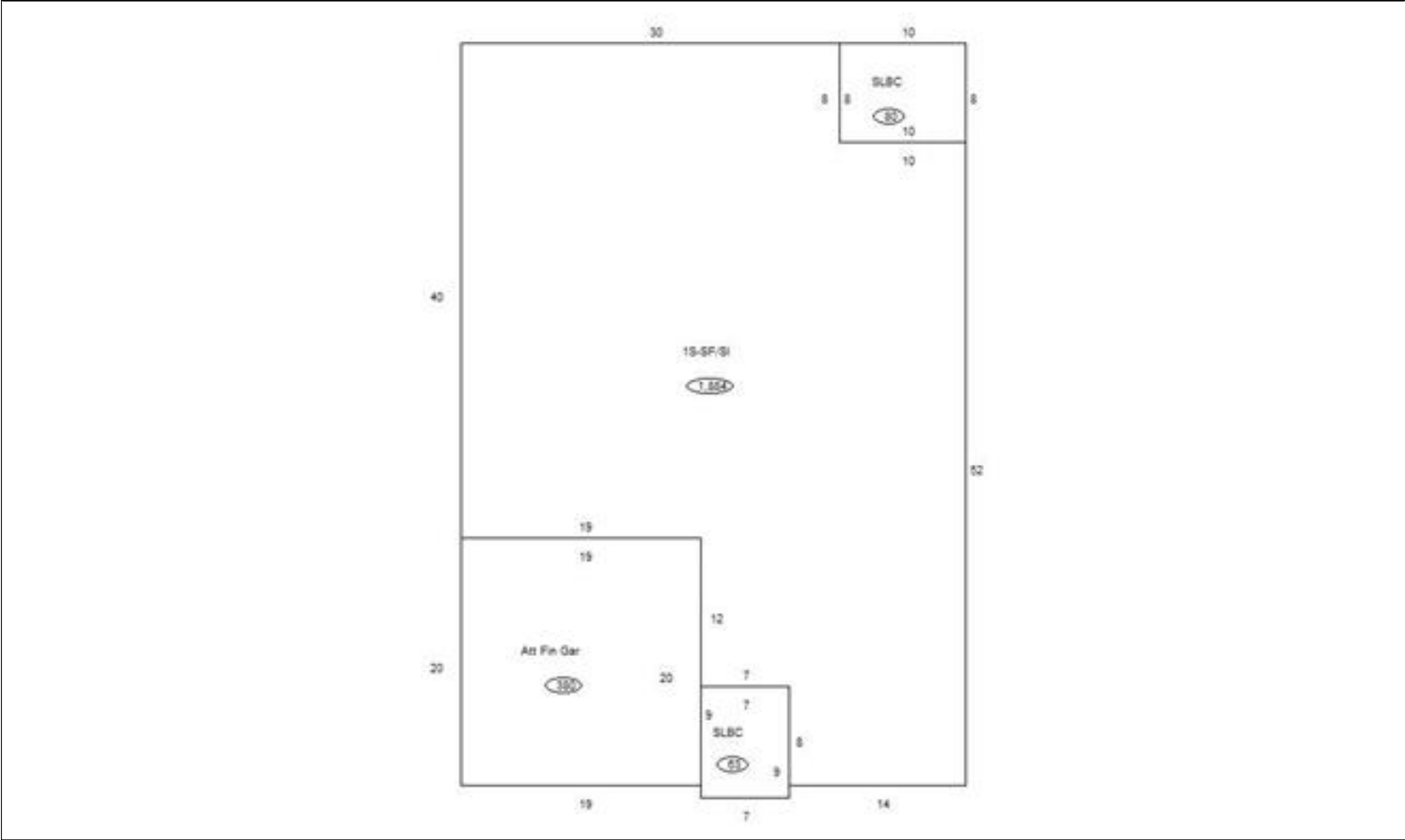
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Sketch Image

660107591



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,884	1.000	1,884
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	63	1.000	63
4	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						1,884		1,884