



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																					
<b>Account</b> 660107597 <b>Parcel ID</b> 000000-0003-003-0-000-00 <b>Cadastral ID</b> 05-21-16-18840 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347503 J.A.C.A. FAMILY LTD PART  5856 LAGO LINDO RANCHO SANTA FE CA 92067-0000  <b>Parcel Location</b> <b>Situs</b> 01204 SUNSTONE ST <b>Subdivision</b> ESTATES AT STONE CREEK <b>Lot/Block</b> 0003 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1154 - R-V01-NW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-2-12\IMG_0015.JPG 2/12/2024</p>																																																																					
<b>Legal Description</b> Lot/Long: 36.33607992 -95.62178205 LOT 3 BLOCK 3 ESTATES AT STONE CREEK																																																																										
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 Time 11:01:11  
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.164		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,146.00 x 3.00 = 21,438		
Factor Value			
Adjustments	1.1545		
Lot Value	24,750		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,879 / 1,879
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,879
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	273,550 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	255,255		
Lot Value	24,750		
Indicated Value	280,005	149.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,005	149.02	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.85	Total Misc Impr	+ 3,367
Roofing Adj	+ 4.76	Garage Cost	+ 16,378
Subfloor Adj	+ -2.26	Total RCN	= 260,464
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,209
Plumbing Adj	+ 6.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,255
Adj Base Cost	= 128.11	Lot Value	+ 24,750
Total Area	x 1,879	Indicated Value	= 280,005
Adjusted Cost	= 240,719	Value Per SqFt	149.02

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159505	9x6		54	26.76		1,445
PRCH	Slab Porch - Covered	159506	9x8		72	26.70		1,922

