



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	660107601				<p>\\tsclient\T\ROB STUFF\2024-2-12\IMG_0031.JPG 2/12/2024</p>				
Parcel ID	000000-0003-007-0-000-00								
Cadastral ID	05-21-16-18880								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343663								
BERRY, JENNIFER									
550 AVENIDA ADOBE SAN CLEMENTE CA 92672-0000									
Parcel Location									
Situs	TBD AND OR CORNER LOT								
Subdivision	ESTATES AT STONE CREEK								
Lot/Block	0007 / 0003	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: 36.33546935 -95.62117468									
LOT 7 BLOCK 3 ESTATES AT STONE CREEK									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 110	R24 NEW SFR 1796 SQ FT	08/2023	02/2024	160,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	D.R. HORTON-TEXAS LTD LP	02/12/2024	270,000	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	31,374	31,374	11%	3,451	Assessed	30,834 2,849.99	
Year Frozen		Improvements	248,935	248,935		27,383	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	280,309	280,309		30,834	Total Taxable	30,834 2,850.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107601	BERRY, JENNIFER	17	272,344	0	29,958	2,769.00		
2024	2024-660107601	BERRY, JENNIFER	17	255,599	0	28,116	2,598.00		
2023	2023-660107601	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	0.1715		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,470.00 x 3.00 = 22,410		
Factor Value			
Adjustments	1.4000		
Lot Value	31,374		



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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	1,813 / 1,813
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,813
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	275,280 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	248,935		
Lot Value	31,374		
Indicated Value	280,309	154.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,309	154.61	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.62	Total Misc Impr	+ 3,579
Roofing Adj	+ 4.80	Garage Cost	+ 16,378
Subfloor Adj	+ -2.30	Total RCN	= 254,015
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,080
Plumbing Adj	+ 6.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,935
Adj Base Cost	= 129.10	Lot Value	+ 31,374
Total Area	x 1,813	Indicated Value	= 280,309
Adjusted Cost	= 234,058	Value Per SqFt	154.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159524	9x6		54	26.76		1,445
PRCH	Slab Porch - Covered	159525	10x8		80	26.68		2,134



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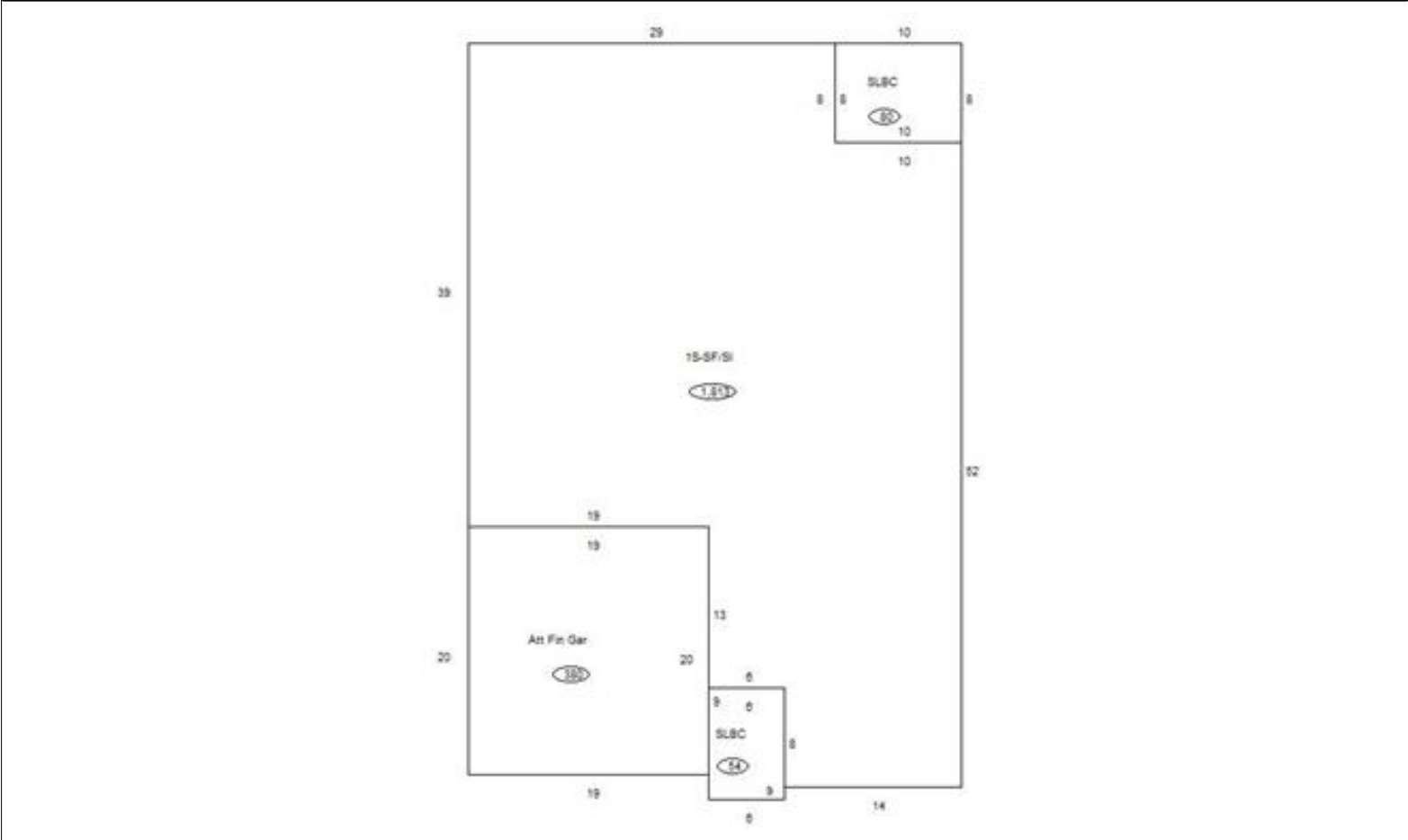
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Sketch Image

660107601



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,813	1.000	1,813
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	54	1.000	54
4	M	PRCH		10	SLBC	80	1.000	80
Total Building Area						1,813		1,813