




# 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> 660107620 <b>Parcel ID</b> 000000-0003-026-0-000-00 <b>Cadastral ID</b> 05-21-16-19070 <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> 343398 BERRY, JENNIFER  550 AVENIDA ADOBE SAN CLEMENTE CA 92672-0000  <b>Parcel Location</b> <b>Situs</b> 01308 SUNSTONE ST <b>Subdivision</b> ESTATES AT STONE CREEK <b>Lot/Block</b> 0026 / 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\2023-11-2\IMG_0033.JPG 11/2/2023</p>																									
<b>Legal Description</b> Lat/Long: 36.33602663 -95.62295252 LOT 26 BLOCK 3 ESTATES AT STONE CREEK	<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R23 23-25</td> <td>R24 NEW SFR 1796 SQ FT</td> <td>02/2023</td> <td>11/2023</td> <td>160,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R23 23-25	R24 NEW SFR 1796 SQ FT	02/2023	11/2023	160,000															
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<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>D.R. HORTON-TEXAS LTD LP</td> <td>12/13/2023</td> <td>257,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>RLM CONSTRUCTION CO INC</td> <td>01/05/2023</td> <td>1,764,000</td> <td>WG</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	D.R. HORTON-TEXAS LTD LP	12/13/2023	257,500	YES	/	RLM CONSTRUCTION CO INC	01/05/2023	1,764,000	WG
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Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value	29,411	29,411	11%	3,235	Assessed	29,419	2,719.20
Year Frozen		Improvements	238,037	238,037		26,184	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	267,448	267,448		29,419	Total Taxable	29,419	2,719.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107620	BERRY, JENNIFER	17	257,478	0	28,322	2,618.00	
2024	2024-660107620	BERRY, JENNIFER	17	269,308	0	29,624	2,738.00	
2023	2023-660107620	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	0.1643		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,156.00 x 3.00 = 21,468		
Factor Value			
Adjustments	1.3700		
Lot Value	29,411		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,774 / 1,774
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,774
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	244,970 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	238,037		
Lot Value	29,411		
Indicated Value	267,448	150.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	267,448	150.76	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.69	Total Misc Impr	+ 3,902
Roofing Adj	+ 4.60	Garage Cost	+ 15,824
Subfloor Adj	+ -1.73	Total RCN	= 242,895
Heat/Cool Adj	+ 12.06	Depreciation ( 2%)	- 4,858
Plumbing Adj	+ 6.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 238,037
Adj Base Cost	= 125.80	Lot Value	+ 29,411
Total Area	x 1,774	Indicated Value	= 267,448
Adjusted Cost	= 223,169	Value Per SqFt	150.76

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158495	9x7		63	25.56		1,610
PRCH	Slab Porch - Covered	158496	10x9		90	25.47		2,292



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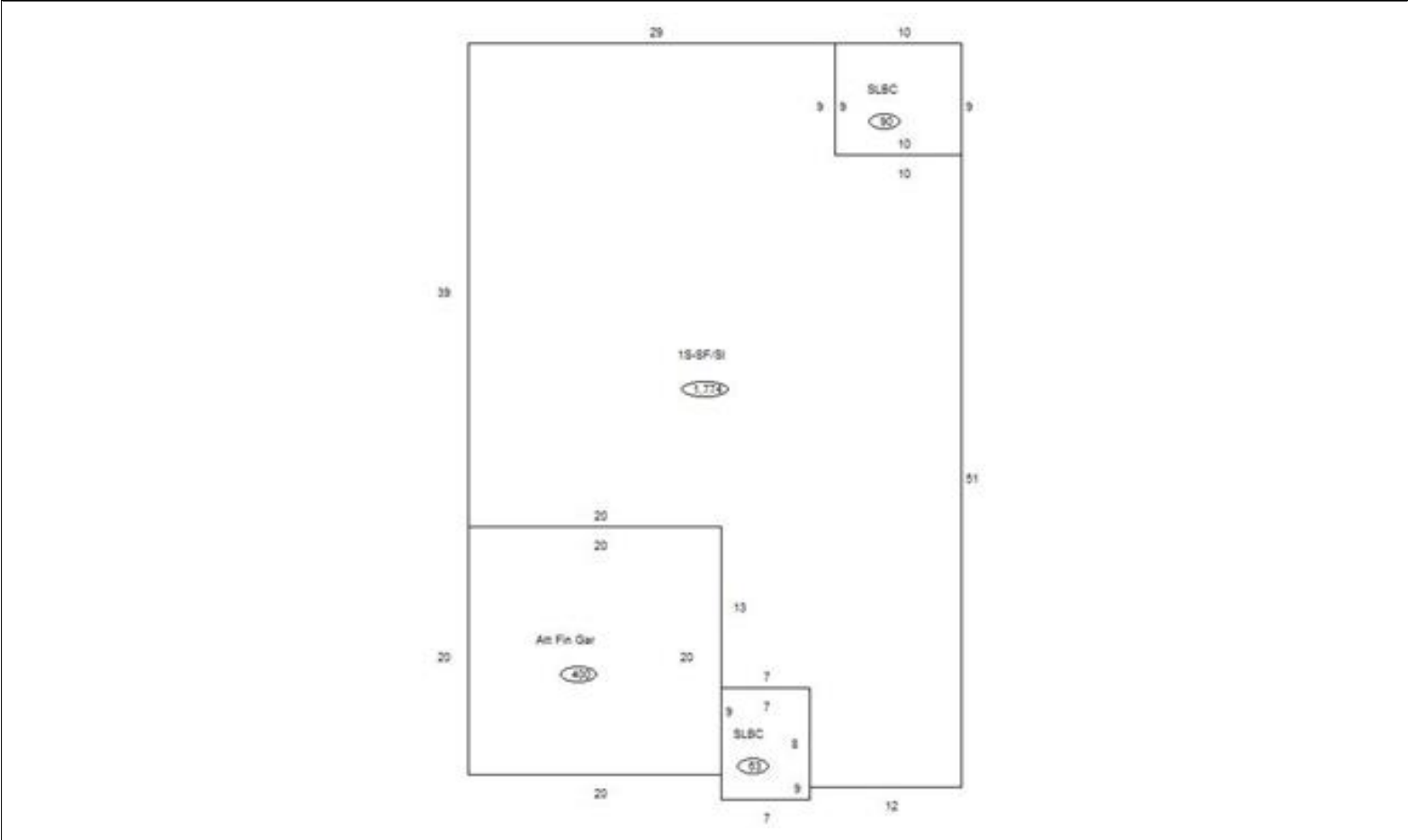
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Sketch Image

660107620



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,774	1.000	1,774
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	63	1.000	63
4	M	PRCH		10	SLBC	90	1.000	90
<b>Total Building Area</b>						<b>1,774</b>		<b>1,774</b>