



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:05:12
 Page 1

Assessment Data				Primary Image					
Account	660107914			No Image On File					
Parcel ID	21N15E-25-3-00000-001-0000								
Cadastral ID	25-21-15-00241								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	347938								
CARTER, KEVIN LEROY									
11409 ALBA ROSA DR LAKESIDE CA 92040-0000									
Parcel Location									
Situs	23633 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.38 - Acres						
Sec/Twn/Rng	25 / 21 / 15 / 3								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.26978926 -95.66782222				Building Permits					
TR DESC 2024-001220 AS COMM NW/C N2 NW SW; S01.1742E 346.14' TO POB; N88.3755E 520.92'; S01.1742E 282.37'; S88.3755W 520.92'; N01.1742W 282.37' TO POB.				Number	Description	Opened	Closed	Amount	
				S23	S24 SPLIT	04/2023	05/2023		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MAINORD, TROY KEITH II &	08/22/2025	120,000	21
					/	MAINORD, TROY KEITH II &	12/27/2023	0	4
					/	MAINORD, TROY KEITH II &	03/31/2023	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2026	Land Value	120,000	120,000	11%	13,200	Assessed	13,200	1,374.54
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	120,000	120,000		13,200	Total Taxable	13,200	1,375.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107914	CARTER, KEVIN LEROY			80	568	0	62	6.00
2024	2024-660107914	MAINORD, TROY KEITH II &			4	568	0	62	6.00
2023	2023-660107914	MAINORD, TROY KEITH II &			4	568	0	62	6.00



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 Page 2

Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	3.3577							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	146,261.00 x .46 = 67,057							
Factor Value				GRM Approach				
Adjustments	1.7895			GRM Code				
Lot Value	120,000			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	120,000			
Basement Area				Indicated Value	120,000	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	120,000	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 120,000					
Total Area	x	Indicated Value	= 120,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value