



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	660109247								
Parcel ID	000418-0004-026-0-000-00								
Cadastral ID	30-21-16-14900								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	338598								
CHERNIK, DENIS & MADISON									
5231 DEWEY DR FAIR OAKS CA 95628-0000									
Parcel Location									
Situs	10049 E DWAYNE ST								
Subdivision	KING RIDGE V								
Lot/Block	0026 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
660109247_001.JPG 1/15/2025									
Legal Description Lat/Long: 36.27454960 -95.65008323									
Building Permits									
LOT 26 BLOCK 4 KING RIDGE V									
Number	Description	Opened	Closed	Amount					
R24 026	NEW SFR 1559 SQ FT	08/2024	01/2025	160,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	11/11/2024	233,000	YES
					/	TULSA L DEV LLC	06/26/2024	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2025	Land Value	42,001	42,001	11%	4,620	Assessed	26,583	2,902.11
Year Frozen		Improvements	199,668	199,668		21,963	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	241,669	241,669		26,583	Total Taxable	26,583	2,902.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109247	CHERNIK, DENIS & MADISON	85	235,341	0	25,887	2,826.00		



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2355	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,257.00 x 5.25 = 53,889	
Factor Value		
Adjustments	0.7794	
Lot Value	42,001	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,541 / 1,541
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,541
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	99.18	Total Misc Impr	+ 2,699
Roofing Adj	+ 4.48	Garage Cost	+ 14,968
Subfloor Adj	+ -1.15	Total RCN	= 203,743
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,075
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 199,668
Adj Base Cost	= 120.75	Lot Value	+ 42,001
Total Area	x 1,541	Indicated Value	= 241,669
Adjusted Cost	= 186,076	Value Per SqFt	156.83

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,668		
Lot Value	42,001		
Indicated Value	241,669	156.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,669	156.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165159	68		68	24.05		1,635
PATO	Patio - Open	165160	14x7		98	10.86		1,064



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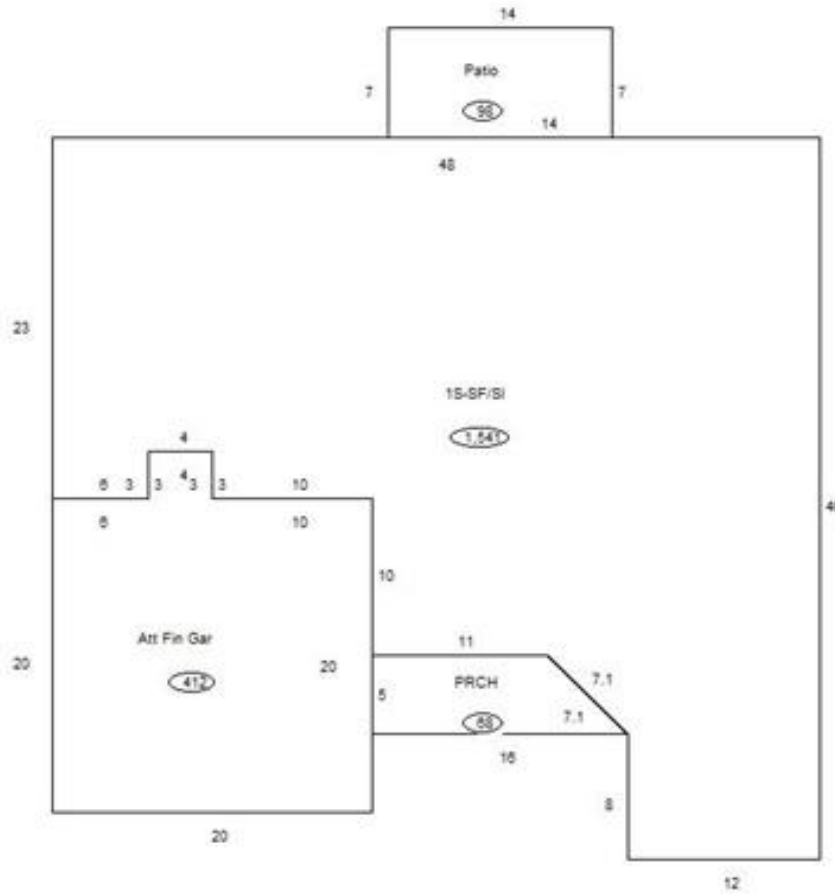
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Sketch Image

660109247



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,541	1.000	1,541
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	PRCH	68	1.000	68
4	M	PATO		10	Patio	98	1.000	98
Total Building Area						1,541		1,541