



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660001201 Parcel ID 000000-00-0-00603-002-0004 Cadastral ID 02-20-15-05680 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 332737 MARSHALL, ROBERT T FAMILY TRUST 350 EASTVIEW DR GEORGETOWN TX 78626-0000 Parcel Location Situs 08577 MELODY CT Subdivision PONDCREEK AMD Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.23774981 -95.67920796																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1339 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,392.00 x 1.29 = 63,900 Factor Value Adjustments 1.0000 Lot Value 63,900		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Plywood or Hardt
Base/Total Area	1,485 / 1,485
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,485
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 214,127 144.19 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 28,800 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.09	Total Misc Impr	+ 23,634	Roofing Adj	+ 4.98	Garage Cost	+ 20,840
Subfloor Adj	+ -2.33	Total RCN	= 243,212	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 104,581
Plumbing Adj	+ 10.45	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 138,631
Adj Base Cost	= 133.83	Lot Value	+ 63,900	Total Area	x 1,485	Indicated Value	= 202,531
		Value Per SqFt	136.38	Adjusted Cost	= 198,738		

Value Reconciliation
Selected Approach Cost Approach Improvements 138,631 Lot Value 63,900 Indicated Value 202,531 136.38 Per SqFt Agland Value Site Improvements 32,770 Total Value 235,301 158.45 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3166	7x7		49	26.78		1,312
EPSW	Enclosed Porch - Solid Wall	3167	15x12		180	69.32		12,478
PRCH	Porch	179431	16x10		160	26.43		4,229



Rogers

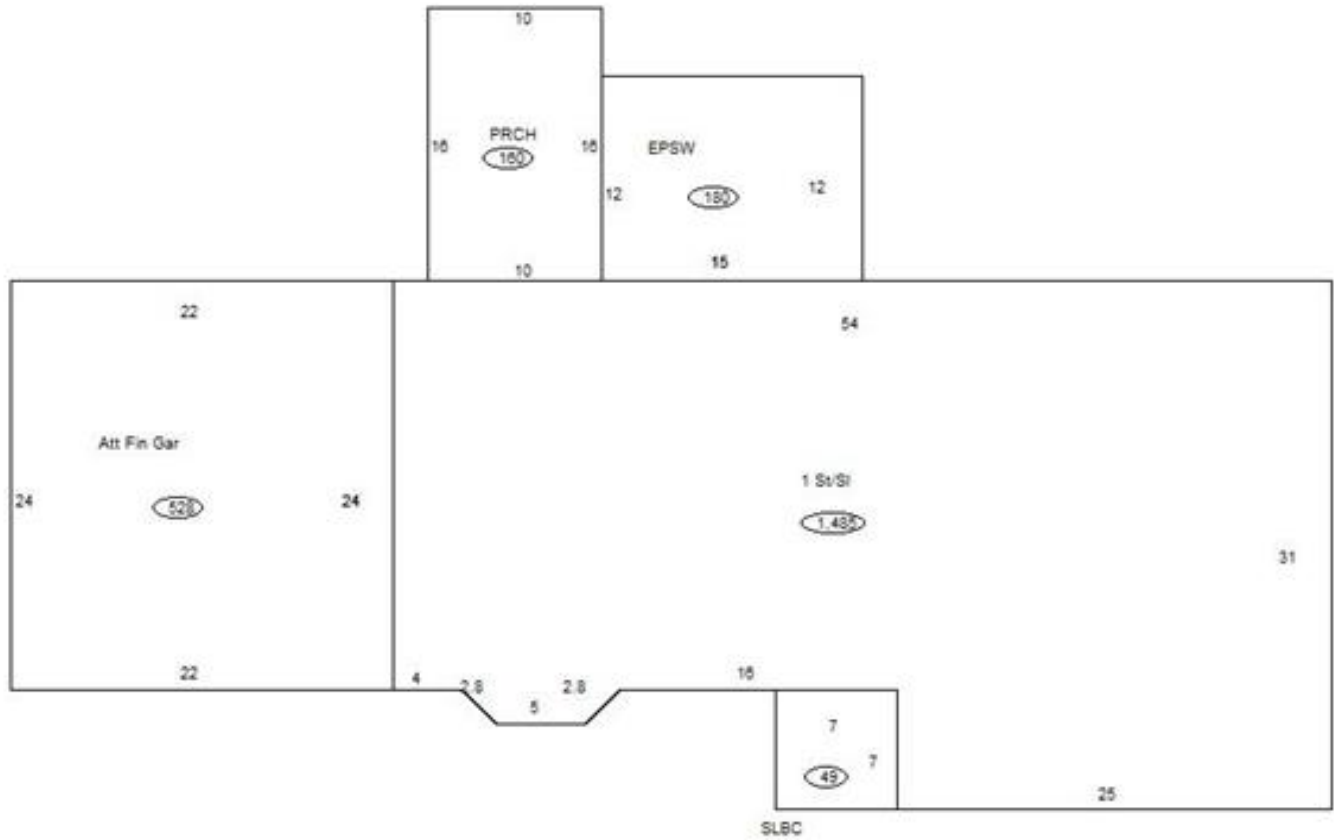
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,485	1.000	1,485
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	49	1.000	49
4	M	EPSW		10	EPSW	180	1.000	180
5	M	PRCH		10	PRCH	160	1.000	160
Total Building Area						1,485		1,485



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	12x30x12	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary Base Cost (11.95 x 360) 4,302		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary Base Cost (29.21 x 1,500) 43,815		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD