



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:14:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001217 <b>Parcel ID</b> 000000-00-0-00930-001-0001 <b>Cadastral ID</b> 02-20-15-05890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 257543 NOTTINGHAM, JEFFREY E &  ELIZABETH PO BOX 1777 ALLEN TX 75013-0000  <b>Parcel Location</b> <b>Situs</b> 25622 S 4120 RD <b>Subdivision</b> WILLIS ESTATES <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.23990023 -95.67325060																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		<p>03/27/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_002 4/3/2023</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2232	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	96,842.00 x .88 = 85,195	
Factor Value		
Adjustments	1.0000	
Lot Value	85,195	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Metal
Base/Total Area	1,574 / 2,542
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,574
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach		Manual : 01/2025	
Base Cost	99.26	Total Misc Impr	+ 16,909
Roofing Adj	+ 3.49	Garage Cost	+ 24,139
Subfloor Adj	+ -2.23	Total RCN	= 355,697
Heat/Cool Adj	+ 14.47	Depreciation ( 37%)	- 131,608
Plumbing Adj	+ 8.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 224,089
Adj Base Cost	= 123.78	Lot Value	+ 85,195
Total Area	x 2,542	Indicated Value	= 309,284
Adjusted Cost	= 314,649	Value Per SqFt	121.67

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	298,424	117.40	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	282,760 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,089		
Lot Value	85,195		
Indicated Value	309,284	121.67	Per SqFt
Agland Value			
Site Improvements	4,583		
Total Value	313,867	123.47	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	3198		163	163	28.95		4,719
PRCH	SLAB PORCH - COVERED	3199	20x10		200	28.80		5,760



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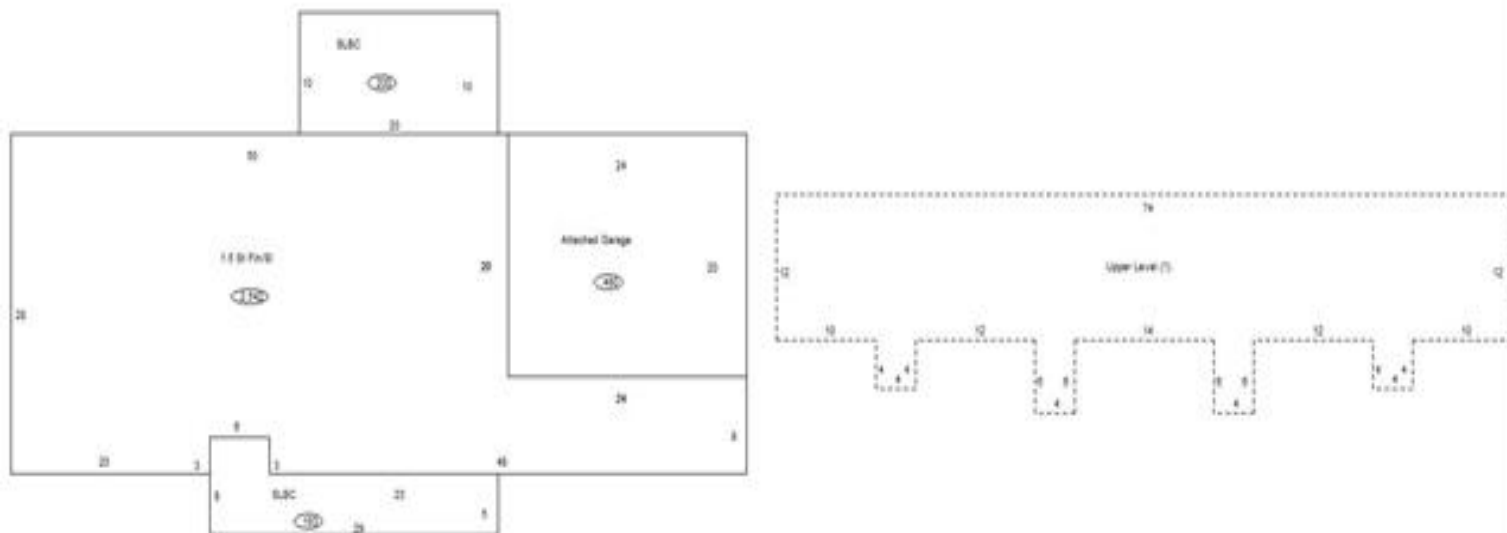
Date 04/17/2026

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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	5	Slab	10	1.5 St Fin/SI	1,574	1.615	2,542
2	G	5		10	Att Fin Gar	480	1.000	480
3	M	PRCH		10	SLBC	163	1.000	163
4	M	PRCH		10	SLBC	200	1.000	200
5	U	^UL		10	Upper Level (1)	968	1.000	968
<b>Total Building Area</b>						<b>1,574</b>		<b>2,542</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x7	Plank	Composition Shingle	64
	Qual	3	Cond 3	Year 2021	Eff Age 4	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (32.15 x 64)		2,058		2,058	391	1,667
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3	Cond 3	Year 2021	Eff Age 4	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.00 x 144)		3,600		3,600	684	2,916