



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:20:23
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Assessment Data					Primary Image																																																																																																																				
Account 660001634 Parcel ID 22N17E-02-3-00000-000-0000 Cadastral ID 02-22-17-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 333241 MANDIC, MILOS & NAOMI MILENA FUJIHARA ROMERO & DARIO KECMAN 4600 ROSS AVE APT 354 DALLAS TX 75204-0000																																																																																																																									
Parcel Location Situs 13501 S 4230 RD Subdivision Lot/Block / Parcel Size 18 - Acres Sec/Twn/Rng 2 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41528882 -95.46910349 N2 NW SW LESS S 208.71' W 417.42' THEREOF.					Building Permits <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>CV21</td> <td>CV23-POSS MED MARI GROWER</td> <td>04/2021</td> <td>04/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV21	CV23-POSS MED MARI GROWER	04/2021	04/2023																																																																																																							
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

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	+ 0
Total Area	x 0	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,702
Site Improvements	210,380
Total Value	212,082 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building/GROW FACILITY	50x100x12	Concrete	Formed Metal	5,000
	Qual 5	Cond 3	Year 2023	Eff Age 2		
		Warm & Cooled Air	Total Area \$000			35,300

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (31.14 x 5,000)	155,700	35,300	191,000	5,730	185,270



BNGP	BARN		46x35x8	Dirt	Formed Metal	1,610
Qual 3	Cond 3	Year 2000	Eff Age 20			

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (20.08 x 1,610)	32,329	32,329	15,841	16,488



BNGP	BARN		34x22x8	Concrete	Galvanized Metal	748
Qual 2	Cond 3	Year 2000	Eff Age 20			

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (22.60 x 748)	16,905	16,905	8,283	8,622



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.000	36	36	36	36
TMBR Totals						1.000			36	36
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			17.000	98	98	1,666	1,666
IMP PST Totals						17.000			1,666	1,666
Total Agland						18.000			1,702	1,702