



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:35:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002144 Parcel ID 20N16E-03-1-00000-000-0000 Cadastral ID 03-20-16-00100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 349491 VIET FOOD LLC 3207 WELLSRING LAKE DR FULSHEAR TX 77441-0000 Parcel Location Situs 25104 S 4170 RD Subdivision Lot/Block / Parcel Size 2.07 - Acres Sec/Twn/Rng 3 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24623978 -95.58447532																																																																																																																									
Legal Description TR DESC AS COMM NE/C GOVT LOT 1; S00.1524E 940.81'; S72.4814W 313.61' TO POB; S89.3511W 350'; S00.1524E 230'; N89.3511E 350'; N00 1524W 230' TO POB. & TR DESC AS COMM NE/C GOVT LOT 1; S00 1524E 940.81' TO POB; S72.4814W 313.61'; S00.1524E 31.36'; N72 4814E 313.61'; N00.1524W 31.36' TO POB.					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EMBER PROPERTIES LLC</td> <td>02/19/2026</td> <td>77,000</td> <td>WG</td> </tr> <tr> <td>/</td> <td>MEISKA PROPERTIES LLC</td> <td>05/13/2020</td> <td>365,000</td> <td>WB</td> </tr> <tr> <td>/</td> <td>MEISKA PROPERTIES LLC</td> <td>03/10/2020</td> <td></td> <td>4</td> </tr> <tr> <td>1859/835</td> <td>PETERSON, BOBBY J & MARGIE-A</td> <td>04/02/2007</td> <td>326,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EMBER PROPERTIES LLC	02/19/2026	77,000	WG	/	MEISKA PROPERTIES LLC	05/13/2020	365,000	WB	/	MEISKA PROPERTIES LLC	03/10/2020		4	1859/835	PETERSON, BOBBY J & MARGIE-A	04/02/2007	326,000	YES																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	EMBER PROPERTIES LLC	02/19/2026	77,000	WG																																																																																																																					
/	MEISKA PROPERTIES LLC	05/13/2020	365,000	WB																																																																																																																					
/	MEISKA PROPERTIES LLC	03/10/2020		4																																																																																																																					
1859/835	PETERSON, BOBBY J & MARGIE-A	04/02/2007	326,000	YES																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2027</td> <td>Land Value 44,600</td> <td>44,600</td> <td>11%</td> <td>4,906</td> <td>Assessed 11,356</td> <td></td> <td>943.12</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 928</td> <td>928</td> <td></td> <td>102</td> <td>Penalty 0</td> <td></td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 57,706</td> <td>57,706</td> <td></td> <td>6,348</td> <td>Exemption 0</td> <td></td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 103,234</td> <td>103,234</td> <td></td> <td>11,356</td> <td>Total Taxable 11,356</td> <td></td> <td>943.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2027	Land Value 44,600	44,600	11%	4,906	Assessed 11,356		943.12	Year Frozen	0	Improvements 928	928		102	Penalty 0			Uncapped Value	0	Mobile Home 57,706	57,706		6,348	Exemption 0		0.00	TIF Project ID	0	Total Value 103,234	103,234		11,356	Total Taxable 11,356		943.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																																																																																	
Remove Cap	2027	Land Value 44,600	44,600	11%	4,906	Assessed 11,356		943.12																																																																																																																	
Year Frozen	0	Improvements 928	928		102	Penalty 0																																																																																																																			
Uncapped Value	0	Mobile Home 57,706	57,706		6,348	Exemption 0		0.00																																																																																																																	
TIF Project ID	0	Total Value 103,234	103,234		11,356	Total Taxable 11,356		943.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660002144</td><td>EMBER PROPERTIES LLC</td><td>5</td><td>160,128</td><td>0</td><td>17,033</td><td>1,415.00</td></tr> <tr><td>2024</td><td>2024-660002144</td><td>EMBER PROPERTIES LLC</td><td>5</td><td>147,471</td><td>0</td><td>16,222</td><td>1,354.00</td></tr> <tr><td>2023</td><td>2023-660002144</td><td>EMBER PROPERTIES LLC</td><td>5</td><td>153,449</td><td>0</td><td>15,468</td><td>1,288.00</td></tr> <tr><td>2022</td><td>2022-660002144</td><td>EMBER PROPERTIES LLC</td><td>5</td><td>133,931</td><td>0</td><td>14,732</td><td>1,225.00</td></tr> <tr><td>2021</td><td>2021-660002144</td><td>EMBER PROPERTIES LLC</td><td>5</td><td>140,512</td><td>0</td><td>15,456</td><td>1,311.00</td></tr> <tr><td>2020</td><td>2020-660002144</td><td>EMBER PROPERTIES LLC</td><td>5</td><td>42,975</td><td>0</td><td>4,728</td><td>400.00</td></tr> <tr><td>2019</td><td>2019-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>74,752</td><td>0</td><td>8,223</td><td>712.00</td></tr> <tr><td>2018</td><td>2018-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>78,060</td><td>0</td><td>8,586</td><td>744.00</td></tr> <tr><td>2017</td><td>2017-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>76,756</td><td>0</td><td>8,444</td><td>689.00</td></tr> <tr><td>2016</td><td>2016-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>40,901</td><td>0</td><td>4,499</td><td>384.00</td></tr> <tr><td>2015</td><td>2015-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>41,438</td><td>0</td><td>4,492</td><td>380.00</td></tr> <tr><td>2014</td><td>2014-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>41,772</td><td>0</td><td>4,361</td><td>374.00</td></tr> <tr><td>2013</td><td>2013-660002144</td><td>MEISKA PROPERTIES LLC</td><td>5</td><td>43,728</td><td>0</td><td>4,234</td><td>369.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660002144	EMBER PROPERTIES LLC	5	160,128	0	17,033	1,415.00	2024	2024-660002144	EMBER PROPERTIES LLC	5	147,471	0	16,222	1,354.00	2023	2023-660002144	EMBER PROPERTIES LLC	5	153,449	0	15,468	1,288.00	2022	2022-660002144	EMBER PROPERTIES LLC	5	133,931	0	14,732	1,225.00	2021	2021-660002144	EMBER PROPERTIES LLC	5	140,512	0	15,456	1,311.00	2020	2020-660002144	EMBER PROPERTIES LLC	5	42,975	0	4,728	400.00	2019	2019-660002144	MEISKA PROPERTIES LLC	5	74,752	0	8,223	712.00	2018	2018-660002144	MEISKA PROPERTIES LLC	5	78,060	0	8,586	744.00	2017	2017-660002144	MEISKA PROPERTIES LLC	5	76,756	0	8,444	689.00	2016	2016-660002144	MEISKA PROPERTIES LLC	5	40,901	0	4,499	384.00	2015	2015-660002144	MEISKA PROPERTIES LLC	5	41,438	0	4,492	380.00	2014	2014-660002144	MEISKA PROPERTIES LLC	5	41,772	0	4,361	374.00	2013	2013-660002144	MEISKA PROPERTIES LLC	5	43,728	0	4,234	369.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660002144	EMBER PROPERTIES LLC	5	160,128	0	17,033	1,415.00																																																																																																																		
2024	2024-660002144	EMBER PROPERTIES LLC	5	147,471	0	16,222	1,354.00																																																																																																																		
2023	2023-660002144	EMBER PROPERTIES LLC	5	153,449	0	15,468	1,288.00																																																																																																																		
2022	2022-660002144	EMBER PROPERTIES LLC	5	133,931	0	14,732	1,225.00																																																																																																																		
2021	2021-660002144	EMBER PROPERTIES LLC	5	140,512	0	15,456	1,311.00																																																																																																																		
2020	2020-660002144	EMBER PROPERTIES LLC	5	42,975	0	4,728	400.00																																																																																																																		
2019	2019-660002144	MEISKA PROPERTIES LLC	5	74,752	0	8,223	712.00																																																																																																																		
2018	2018-660002144	MEISKA PROPERTIES LLC	5	78,060	0	8,586	744.00																																																																																																																		
2017	2017-660002144	MEISKA PROPERTIES LLC	5	76,756	0	8,444	689.00																																																																																																																		
2016	2016-660002144	MEISKA PROPERTIES LLC	5	40,901	0	4,499	384.00																																																																																																																		
2015	2015-660002144	MEISKA PROPERTIES LLC	5	41,438	0	4,492	380.00																																																																																																																		
2014	2014-660002144	MEISKA PROPERTIES LLC	5	41,772	0	4,361	374.00																																																																																																																		
2013	2013-660002144	MEISKA PROPERTIES LLC	5	43,728	0	4,234	369.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:35:43
 Page 2

Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.0702							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	90,179.00 x .49 = 44,600			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	44,600			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model 1 Res				
Exterior Wall				Adjustment Model A2 AO Test				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 44,600				
Bed/F/H Bath / /				Indicated Value 44,600 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value 44,600 0.00 Total Value Per SqFt				
Year/Eff Age /								
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	+ 44,600					
Total Area	x	Indicated Value	= 44,600					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:35:44
 Page 3

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,128 / 2,128
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	52.15	Total Misc Impr	+	0	
Roofing Adj	+ 2.44	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	131,149	
Heat/Cool Adj	+ 2.04	Depreciation (56%)	-	73,443	
Plumbing Adj	+ 5.00	Lump Sums	+	928	
Basement Adj	+ 0.00	RCNLD	=	58,634	
Adj Base Cost	= 61.63	Lot Value	+		
Total Area	x 2,128	Indicated Value	=	58,634	
Adjusted Cost	= 131,149	Value Per SqFt		27.55	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,634		
Lot Value			
Indicated Value	58,634	27.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	58,634	27.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	152201	6x6		36	30.33	15%	928



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

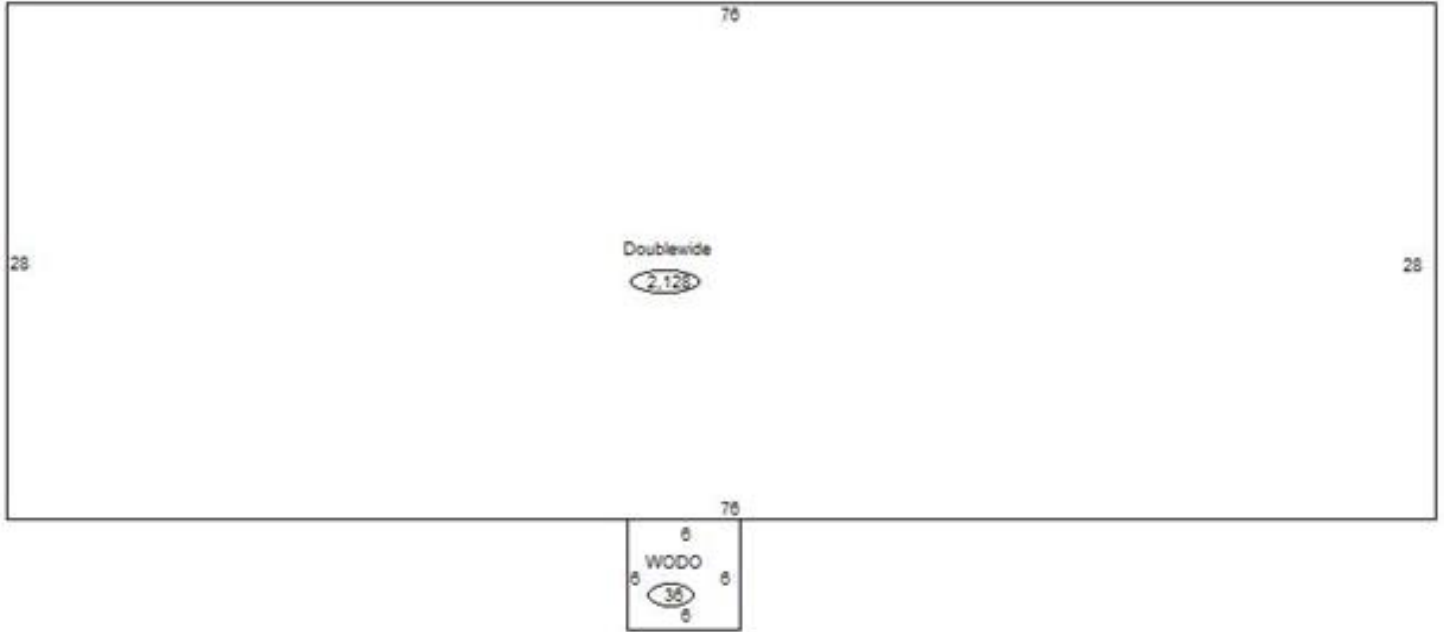
Date 04/17/2026

Time 13:35:44

Page 4

Sketch Image

660002144



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,128	1.000	2,128
2	M	WODO		10	WODO	36	1.000	36
Total Building Area						2,128		2,128