



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660003869 <b>Parcel ID</b> 000000-00-0-10350-002-0006 <b>Cadastral ID</b> 05-21-16-01140 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 314499 TIAWAH HILLS STORAGE LLC  109 UTE COVE LAKE KIOWA TX 76240-0000  <b>Parcel Location</b> <b>Situs</b> 01401 PARADISE CT <b>Subdivision</b> PARKWAY <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0036.JPG 4/19/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32334138 -95.62416643																																																						
LOT 6 BLOCK 2 PARKWAY					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2581/899	HENRY, RODERICK L &	09/30/2016	120,000	YES																																													
					986/558	EAGLETON, DONALD E JR &	04/11/1995	67,500	Yes																																													
<b>Parcel Valuation</b>					<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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value 55,365</td> <td>24,492</td> <td>11%</td> <td>2,694</td> <td>Assessed</td> <td>15,031</td> <td>1,389.32</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 131,035</td> <td>112,157</td> <td> </td> <td>12,337</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 186,400</td> <td>136,649</td> <td> </td> <td>15,031</td> <td>Total Taxable</td> <td>15,031</td> <td>1,389.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2017	Land Value 55,365	24,492	11%	2,694	Assessed	15,031	1,389.32	Year Frozen	0	Improvements 131,035	112,157		12,337	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 186,400	136,649		15,031	Total Taxable	15,031	1,389.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003869	TIAWAH HILLS STORAGE LLC	17	184,881	0	14,316	1,323.00																																															
2024	2024-660003869	TIAWAH HILLS STORAGE LLC	17	184,305	0	13,634	1,260.00																																															
2023	2023-660003869	TIAWAH HILLS STORAGE LLC	17	139,050	0	12,985	1,189.00																																															
2022	2022-660003869	TIAWAH HILLS STORAGE LLC	17	112,422	0	12,366	1,145.00																																															
2021	2021-660003869	TIAWAH HILLS STORAGE LLC	17	121,918	0	13,411	1,184.00																																															
2020	2020-660003869	TIAWAH HILLS STORAGE LLC	17	119,987	0	13,199	1,209.00																																															
2019	2019-660003869	TIAWAH HILLS STORAGE LLC	17	117,778	0	12,956	1,200.00																																															
2018	2018-660003869	TIAWAH HILLS STORAGE LLC	17	124,730	0	13,720	1,268.00																																															
2017	2017-660003869	TIAWAH HILLS STORAGE LLC	17	123,683	0	13,605	1,249.00																																															
2016	2016-660003869	HENRY, RODERICK L &	17	135,544	0	14,910	1,399.00																																															
2015	2015-660003869	HENRY, RODERICK L &	17	131,536	0	14,425	1,301.00																																															
2014	2014-660003869	HENRY, RODERICK L &	17	131,992	0	13,738	1,274.00																																															
2013	2013-660003869	HENRY, RODERICK L &	17	126,637	0	13,084	1,197.00																																															




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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2932 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,770.00 x 4.34 = 55,365 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,365		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0036.JPG 4/19/2023</p>

Residential Data	
<b>Type</b>	5 Duplex
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,176 / 2,176
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,176
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.98	<b>Total Misc Impr</b>	+ 2,356				
<b>Roofing Adj</b>	+ 3.63	<b>Garage Cost</b>	+ 17,326				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 272,990				
<b>Heat/Cool Adj</b>	+ 10.74	<b>Depreciation ( 52%)</b>	- 141,955				
<b>Plumbing Adj</b>	+ 6.06	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 131,035				
<b>Adj Base Cost</b>	= 116.41	<b>Lot Value</b>	+ 55,365				
<b>Total Area</b>	x 2,176	<b>Indicated Value</b>	= 186,400				
<b>Adjusted Cost</b>	= 253,308	<b>Value Per SqFt</b>	85.66				

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	185,953	85.46	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	131,035		
<b>Lot Value</b>	55,365		
<b>Indicated Value</b>	186,400	85.66	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	186,400	85.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9704	4x2		8	24.43		195
PRCH	SLAB PORCH - COVERED	9705	4x2		8	24.43		195
PATO	SLAB PORCH - OPEN	9706	12x8		96	10.24		983
PATO	SLAB PORCH - OPEN	9707	12x8		96	10.24		983



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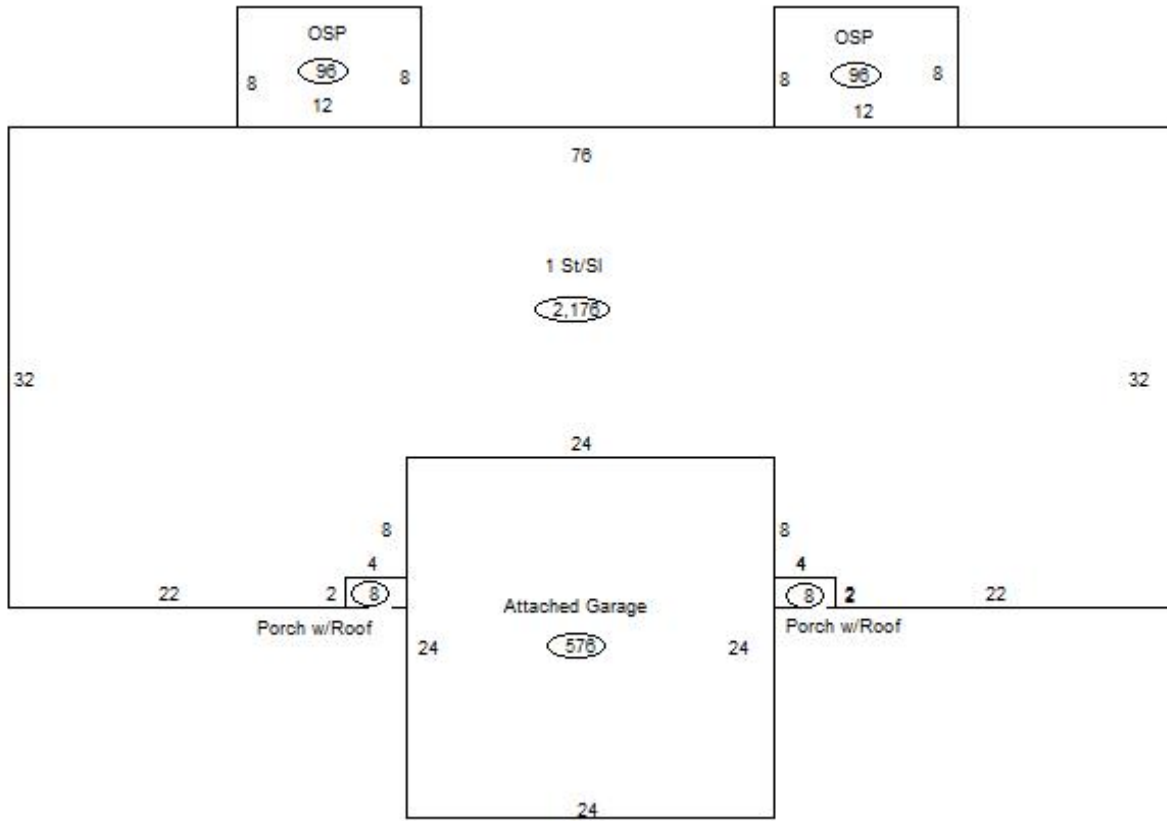
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### Sketch Image

660003869



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,176	1.000	2,176
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PRCH		13	SLBC	8	1.000	8
5	M	PATO		13	Open Slab	96	1.000	96
6	M	PATO		13	Open Slab	96	1.000	96
<b>Total Building Area</b>						<b>2,176</b>		<b>2,176</b>