




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	660003895			 <p style="text-align: right; color: orange;">04/19/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0038.JPG 4/19/2023</p>					
Parcel ID	000000-00-0-10350-003-0005								
Cadastral ID	05-21-16-01400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	314499								
TIAWAH HILLS STORAGE LLC									
109 UTE COVE LAKE KIOWA TX 76240-0000									
Parcel Location									
Situs	01402 PARADISE CT								
Subdivision	PARKWAY								
Lot/Block	0005 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32386300 -95.62463951				Building Permits					
LOT 5 BLOCK 3 PARKWAY				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	No	99,999		2510/224	BENNINGTON, LILLIE E-TRUSTEE	11/03/2015	82,500	YES
					2510/220	BENNINGTON, LEE M &	10/28/2015	0	4
					894/751	LODGE, JANINE A	10/01/1992	57,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2016	Land Value	46,849	26,152	11%	2,877	Assessed	11,620	1,074.04
Year Frozen	0	Improvements	80,229	79,485		8,743	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	127,078	105,637		11,620	Total Taxable	11,620	1,074.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003895	TIAWAH HILLS STORAGE LLC			17	124,458	0	11,067	1,023.00
2024	2024-660003895	TIAWAH HILLS STORAGE LLC			17	124,461	0	10,540	974.00
2023	2023-660003895	TIAWAH HILLS STORAGE LLC			17	93,334	0	10,038	919.00
2022	2022-660003895	TIAWAH HILLS STORAGE LLC			17	86,910	0	9,560	885.00
2021	2021-660003895	TIAWAH HILLS STORAGE LLC			17	88,277	0	9,710	857.00
2020	2020-660003895	TIAWAH HILLS STORAGE LLC			17	86,891	0	9,558	875.00
2019	2019-660003895	TIAWAH HILLS STORAGE LLC			17	83,710	0	9,208	853.00
2018	2018-660003895	TIAWAH HILLS STORAGE LLC			17	87,255	0	9,598	887.00
2017	2017-660003895	TIAWAH HILLS STORAGE LLC			17	86,548	0	9,520	874.00
2016	2016-660003895	TIAWAH HILLS STORAGE LLC			17	84,405	0	9,285	871.00
2015	2015-660003895	BENNINGTON, LEE M &			17	92,382	9909		.00
2014	2014-660003895	BENNINGTON, LEE M &			17	93,073	9621		.00
2013	2013-660003895	BENNINGTON, LEE M &			17	88,258	9341		.00



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Lot Data		Square-Foot - NBHD 1183 #1		Primary Image	
Lot Size				<p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0038.JPG 4/19/2023</p>	
Lot Count	1				
Units Buildable	10000				
Non-Ag Acres	0.2221				
Topography					
Street Access					
Utilities					
Amenities	LOT SIZE ADJUSTMENT	0	0		
Method	Square-Foot				
Base Lot Value	9,673.00 x 4.84 = 46,849				
Factor Value					
Adjustments	1.0000				
Lot Value	46,849				
Residential Data					
Type	1 Single Family Residence				
Condition	3 - Average				
Quality	2 - Fair				
Architecture	R3 Res Nbhd 3				
Style	100% One Story				
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry				
Base/Total Area	1,090 / 1,090				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,090				
Fixture/RghIn	11 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	520 Attached Garage - Unfinished 2 Stalls				
Remodel					
Year/Eff Age	1987 / 29				
Cost Approach		Manual : 01/2025			
Base Cost	98.33	Total Misc Impr	+	3,484	
Roofing Adj	+ 4.41	Garage Cost	+	12,033	
Subfloor Adj	+ 0.00	Total RCN	=	151,375	
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	71,146	
Plumbing Adj	+ 11.60	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	80,229	
Adj Base Cost	= 124.64	Lot Value	+	46,849	
Total Area	x 1,090	Indicated Value	=	127,078	
Adjusted Cost	= 135,858	Value Per SqFt		116.59	
GRM Approach					
GRM Code					
Gross Rent 0.00					
Indicated Value					
Multiple Regression					
MRA Code 1 Test					
Adusted R 0.8445					
Indicated Value 133,616 122.58 Per SqFt					
Direct Comparables					
Selection Model A Adam Test					
Adjustment Model 1 2022 Residential					
Comparables 6					
Indicated Value 143,880 Per SqFt					
Value Reconciliation					
Selected Approach Cost Approach					
Improvements 80,229					
Lot Value 46,849					
Indicated Value 127,078 116.59 Per SqFt					
Agland Value					
Site Improvements					
Total Value 127,078 116.59 Total Value Per SqFt					

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	9848	8x6		48	21.14	1,015
PRCH	SLAB PORCH - COVERED	9849	118		118	20.92	2,469



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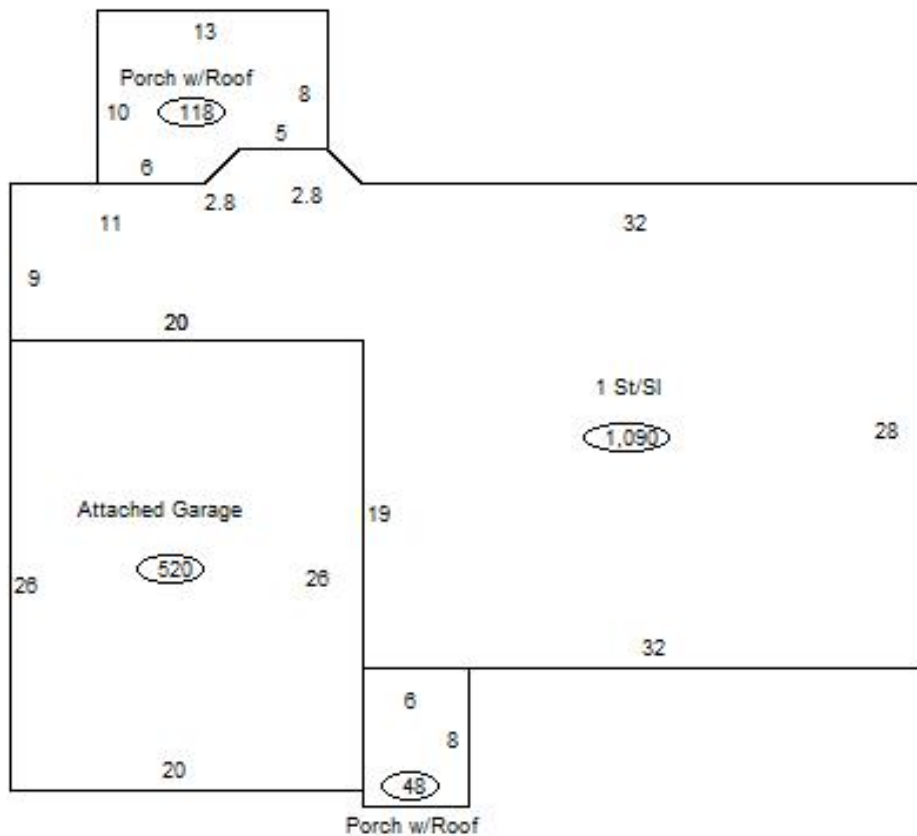
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,090	1.000	1,090
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	118	1.000	118
Total Building Area						1,090		1,090



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						