



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:09:29
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Assessment Data					Primary Image																																																																																																																				
Account 660004906 Parcel ID 000000-00-0-00252-005-0003 Cadastral ID 06-20-16-04860 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 327458 THOMPSON, STENTON & ALLISON 12622 SINKS CANYON LN HUMBLE TX 77345-0000 Parcel Location Situs 10524 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0003 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24788382 -95.64429548																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0277	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,767.00 x 1.61 = 72,115	
Factor Value		
Adjustments	1.0000	
Lot Value	72,115	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,244 / 1,244
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,244
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 25



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/29/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,230	126.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	75,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.01	Total Misc Impr	+	6,757			
Roofing Adj	+ 4.71	Garage Cost	+	16,646			
Subfloor Adj	+ -1.21	Total RCN	=	189,340			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	64,376			
Plumbing Adj	+ 7.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,964			
Adj Base Cost	= 133.39	Lot Value	+	72,115			
Total Area	x 1,244	Indicated Value	=	197,079			
Adjusted Cost	= 165,937	Value Per SqFt		158.42			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,964		
Lot Value	72,115		
Indicated Value	197,079	158.42	Per SqFt
Agland Value			
Site Improvements	1,213		
Total Value	198,292	159.40	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12398	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	12399	8x8		64	10.86		695



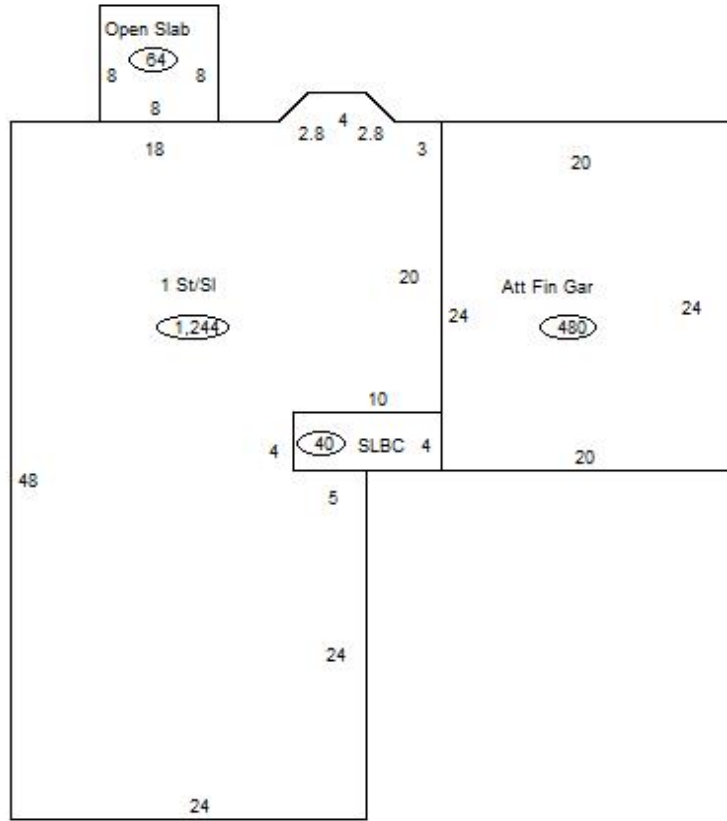
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Sketch Image

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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	1,244	1.000	1,244
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,244		1,244



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	Qual 2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (24.08 x 80)	1,926		1,926	713	1,213