



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:04:05
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Assessment Data					Primary Image																																																																																																																				
Account 660005966 Parcel ID 000000-00-0-00705-002-0002 Cadastral ID 07-21-15-01280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 342004 GOUGLER, CHRIS L 1406 BARRINGTON DR COPPELL TX 75019-0000 Parcel Location Situs 20100 E 110TH ST N Subdivision ROLLING MEADOWS EXT Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31382299 -95.74881295 LOT 2 BLOCK 2 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.8844 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 212,764.00 x .64 = 136,323 Factor Value Adjustments 1.0000 Lot Value 136,323		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46



\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0076. 5/2/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	80,448	67.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,783		
Lot Value	136,323		
Indicated Value	203,106	169.26	Per SqFt
Agland Value			
Site Improvements	8,064		
Total Value	211,170	175.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.95	Total Misc Impr	+ 1,850				
Roofing Adj	+ 4.09	Garage Cost	+ 1,850				
Subfloor Adj	+ 2.31	Total RCN	= 136,034				
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 74,819				
Plumbing Adj	+ 4.17	Lump Sums	+ 5,568				
Basement Adj	+ 0.00	RCNLD	= 66,783				
Adj Base Cost	= 111.82	Lot Value	+ 136,323				
Total Area	x 1,200	Indicated Value	= 203,106				
Adjusted Cost	= 134,184	Value Per SqFt	169.26				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13999	22x4		88	21.02		1,850
WODO	Wood Deck - Open	14000	46x10		460	15.13	20%	5,568
SHLT	STORM SHELTER			1 2019	1	0.00		



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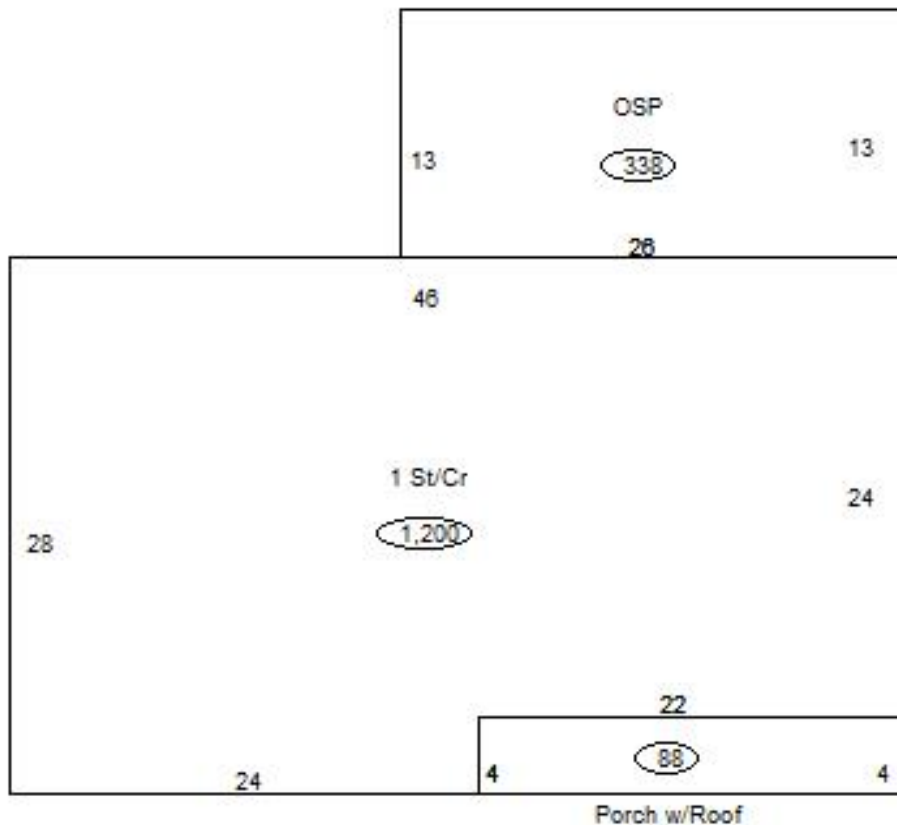
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,200	1.000	1,200
2	M	PRCH		13	SLBC	88	1.000	88
3	M	SLBO		13	Open Slab	460	1.000	460
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 720)		11,520	11,520	3,456		8,064