



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:37:16  
Page 1

Assessment Data					Primary Image				
<b>Account</b> 660007754 <b>Parcel ID</b> 000000-00-0-10490-005-0001 <b>Cadastral ID</b> 08-21-16-08166 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 318754 SPIRIT MASTER FUNDING X LLC  C/O TACO BUENO REST ATTN: PROP MAN 4515 LBJ FREEWAY DALLAS TX 75229-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> WESTERN HEIGHTS <b>Lot/Block</b> 0001 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS					No Image On File				
<b>Legal Description</b> Lat/Long: 36.31645135 -95.62385554					<b>Building Permits</b>				
PT BLOCK 5 WESTERN HGTS, BEG 9.8' N NW/C LOT 28 BLOCK 18 BAYLESS ADD, N ALG EXTENSION OF W LY/L LOT 28 71.315', S 63-02 E 140' S ALG EXTENSION OF ELY LINE LOT 32 BLOCK 18 BAYLESS ADD 71.315', N 63-02 W 140' TO POB & S 9.8' VACATED ALLEY BEG NW/C 28 N 9.8', S 63-02 E 140' S 9.8' N 63-02 W 140' TO POB WESTERN					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<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>
					2560/591	TABU PROPERTY I LLC - TACO BUENO	06/30/2016	927,000	WG
					1307/579	CASA BONITA INC	06/11/2001	844,500	11
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>
<b>Remove Cap</b>	2017		<b>Land Value</b> 42,560	42,560	11%	4,682	<b>Assessed</b>	4,682	432.76
<b>Year Frozen</b>	0		<b>Improvements</b> 0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0		<b>Total Value</b> 42,560	42,560		4,682	<b>Total Taxable</b>	4,682	433.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	433.00
2024	2024-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	433.00
2023	2023-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	429.00
2022	2022-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	433.00
2021	2021-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	413.00
2020	2020-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	429.00
2019	2019-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	434.00
2018	2018-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	433.00
2017	2017-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	430.00
2016	2016-660007754	SPIRIT MASTER FUNDING X LLC			17	42,560	0	4,682	439.00
2015	2015-660007754	TABU PROPERTY I LLC - TACO BUENO			17	42,560	0	4,682	422.00
2014	2014-660007754	TABU PROPERTY I LLC - TACO BUENO			17	42,560	0	4,682	434.00
2013	2013-660007754	TABU PROPERTY I LLC - TACO BUENO			17	42,560	0	4,682	428.00



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 Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,167.00 x 1.25 = 8,959</p> <p>Factor Value 0</p> <p>Adjustments 475.05%</p> <p>Lot Value 42,560</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 42,560</p> <p>Cost Approach Value 42,560</p>	<p><b>Image Information</b></p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 42,560</p> <p>Total Appraised Value 42,560</p>	