



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:59:13
 Page 1

Assessment Data					Primary Image				
Account	660019339				No Image On File				
Parcel ID	22N14E-22-2-00000-000-0000								
Cadastral ID	22-22-14-02700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	27 - COLLINSVILLE/COLL FIRE								
Name ID	334034								
TUL2 PARTNERS LLC									
PO BOX 1717 GRAPEVINE TX 76099-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 5.94 - Acres							
Sec/Twn/Rng	22 / 22 / 14 / 2								
Neighborhood	4010 - 22-14								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description					Building Permits				
W 784' S2 S2 SW NW					Lat/Long: 36.37328364 -95.81079469				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	VICTORY, BILL M LIVING TRUST &	03/17/2021	400,000	WB
					2358/448	VICTORY, BILL	05/31/2013	0	4
					2462/596	VICTORY, BILL M &	11/03/2005	0	4
					1010/472	SELLER	11/14/1995	0	No
					906/660	RICHMOND, WAYNE	02/19/1993	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax	
Remove Cap	2022	Land Value	136,953	70,028	11%	7,703	Assessed	7,703	786.63
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	136,953	70,028	7,703	Total Taxable	7,703	787.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019339	TUL2 PARTNERS LLC	27	136,953	0	7,336	749.00		
2024	2024-660019339	TUL2 PARTNERS LLC	27	136,953	0	6,987	700.00		
2023	2023-660019339	TUL2 PARTNERS LLC	27	60,495	0	6,654	654.00		
2022	2022-660019339	TUL2 PARTNERS LLC	27	59,290	0	6,522	637.00		
2021	2021-660019339	TUL 2 PARTNERS LLC	27	59,290	0	3,769	374.00		
2020	2020-660019339	VICTORY, BILL M LIVING TRUST &	27	59,290	0	3,590	357.00		
2019	2019-660019339	VICTORY, BILL M &	27	50,290	0	3,419	336.00		
2018	2018-660019339	VICTORY, BILL M &	27	50,290	0	3,256	324.00		
2017	2017-660019339	VICTORY, BILL M &	27	50,290	0	3,101	303.00		
2016	2016-660019339	VICTORY, BILL M &	27	42,820	0	2,954	282.00		
2015	2015-660019339	VICTORY, BILL M &	27	42,820	0	2,813	272.00		
2014	2014-660019339	VICTORY, BILL M &	27	42,820	0	2,679	251.00		
2013	2013-660019339	VICTORY, BILL M &	27	42,820	0	2,552	238.00		



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 Page 2

Lot Data		Square-Foot - NBHD 4010 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5.94							
Non-Ag Acres	6.1467							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	267,749.00 x .51 = 136,953							
Factor Value								
Adjustments	1.0000							
Lot Value	136,953							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 136,953					
Total Area	x	Indicated Value	= 136,953					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 136,953				
				Indicated Value 136,953 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 136,953 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value