



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:22:23
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Assessment Data				Primary Image					
Account	660020061								
Parcel ID	22N16E-23-4-00000-000-0000								
Cadastral ID	23-22-16-06200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	330508								
LICCE, BLASE									
16060 CHALFONT CT DALLAS TX 75248-0000									
Parcel Location									
Situs	14703 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	15.41 - Acres						
Sec/Twn/Rng	23 / 22 / 16 / 4								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36895600 -95.56359733				Building Permits					
TR DESC 2020-001717 AS COMM SE/C SE; N90W 1320.20' TO POB; N 953.10'; E 659.20'; N 730.40'; W 252.70'; S 100'; E 67.50'; S 200'; W 559'; S53.3200W 84.12'; E 88.65'; S 820.10'; N81.25W 431.30'; S 174'; E 20'; S 403'; N 470.56' TO POB.				Number	Description	Opened	Closed	Amount	
				A22	R23 NEW ADDRESS FOR OMMA OFFI	06/2022	12/2023		
				CV20	CV23-POSS MED MARI GROWER	10/2020	07/2021		
				R6	R6 FOR IMPROVEMENTS	08/2002	10/2005	225,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TWIDWELL, SANDY A	03/30/2020	300,000	19
					2588/453	ARROWOOD, SANDY A	10/26/2016	0	4
					1349/197	HOLT, BILL & RONALD &-HARLEY &	01/17/2002	95,000	11
					1159/456	POLITTE, WANDA F INMAN	04/08/1999	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax
Remove Cap	2021	Land Value	2,538	2,538	11%	279	Assessed	65,196	6,605.01
Year Frozen	2006	Improvements	742,260	590,159		64,917	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	744,798	592,697		65,196	Total Taxable	65,196	6,605.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660020061	LICCE, BLASE			75	647,890	0	63,298	6,412.00
2024	2024-660020061	LICCE, BLASE			75	699,969	0	61,454	6,261.00
2023	2023-660020061	LICCE, BLASE			75	542,402	0	59,664	6,214.00
2022	2022-660020061	LICCE, BLASE			75	553,499	0	56,229	5,976.00
2021	2021-660020061	LICCE, BLASE			75	496,285	0	54,592	5,637.00
2020	2020-660020061	LICCE, BLASE			75	466,226	0	29,171	3,123.00
2019	2019-660020061	TWIDWELL, SANDY A			75	496,511	0	28,940	3,072.00
2018	2018-660020061	TWIDWELL, SANDY A			75	510,684	0	28,939	3,087.00
2017	2017-660020061	TWIDWELL, SANDY A			75	506,007	0	28,939	3,066.00
2016	2016-660020061	ARROWOOD, SANDY A			75	492,121	0	28,939	3,061.00
2015	2015-660020061	ARROWOOD, SANDY A			75	479,951	0	28,939	3,116.00
2014	2014-660020061	ARROWOOD, SANDY A			75	491,971	0	28,939	3,160.00
2013	2013-660020061	ARROWOOD, SANDY A			75	460,729	0	28,940	3,087.00



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	4,100 / 8,200
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

Cost Approach		Manual : 01/2025	
Base Cost	74.46	Total Misc Impr	+ 111,051
Roofing Adj	+ 2.07	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 861,761
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 163,735
Plumbing Adj	+ 2.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 698,026
Adj Base Cost	= 91.55	Lot Value	+ 0
Total Area	x 8,200	Indicated Value	= 698,026
Adjusted Cost	= 750,710	Value Per SqFt	85.13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	698,026
Lot Value	
Indicated Value	698,026 85.13 Per SqFt
Agland Value	2,538
Site Improvements	19,036
Total Value	719,600 87.76 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	49045	40x30		1,200	62.98		75,576
PRCH	SLAB PORCH - COVERED	49046	1500		1,500	23.65		35,475



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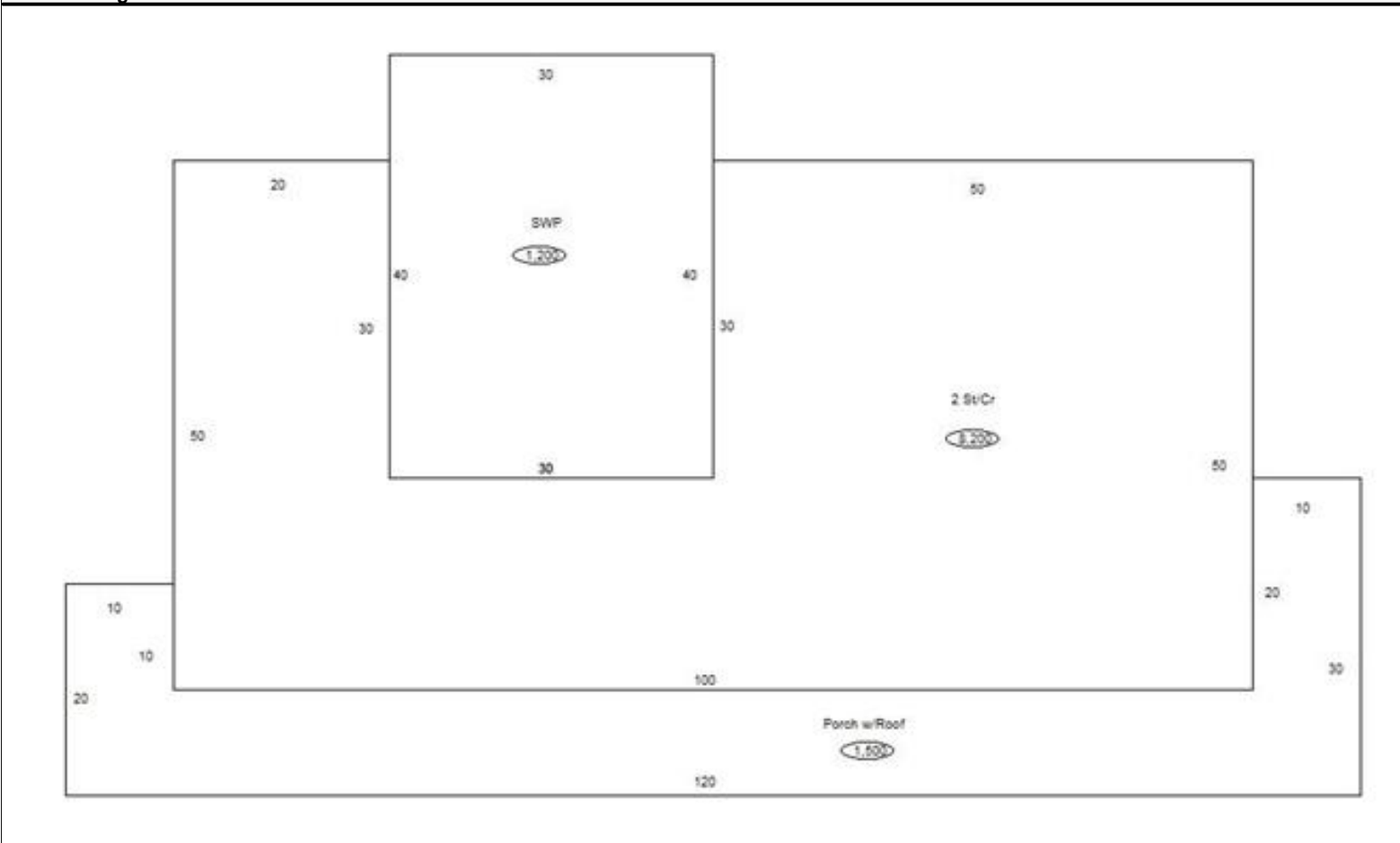
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	4,100	2.000	8,200
2	M	EPSW		13	EPSW	1,200	1.000	1,200
3	M	PRCH		13	SLBC	1,500	1.000	1,500
Total Building Area						4,100		8,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)	36,300		36,300	21,780	14,520
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)	6,288		6,288	4,087	2,201
	BARN	BARN	0x0x0			540
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 540)	5,659		5,659	3,678	1,981
	LF	LOAFING SHED	14x14x0			196
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 196)	835		835	501	334




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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 LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 640</p> <p>Total Base Value 25,978</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 25,978</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 25,198</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 25,198</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 25,198</p> <p>Land Value</p> <p>Cost Approach Value 25,198 39.37/SqFt</p>	<p>Image ID 1012824</p> <p>Image Date 10/3/2022</p> <p>Name IMG_0002.JPG</p> <p>Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-9 20\IMG_0002.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 698,026</p> <p>Land Value</p> <p>Total Appraised Value 25,198 39.37/SqFt</p>



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Account 660020061
Parcel ID 22N16E-23-4-00000-000-0000
Cadastral ID 23-22-16-06200

Tax Area Code 75
Property Class RA
Owners Name LICCE, BLASE

Building Data

Building ID 4971
Building Sequence 1
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 320
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 7.00
Year Built 2022
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0002.JPG
Image Date 10/3/2022
Image Name IMG_0002.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-9 20\IMG_0002.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 25.24
Wall Cost 0.00
HVAC Cost 15.35
Basement Cost 0.00
Total Base Cost 40.59
Total Area 320
Base RCN 12,989
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 12,989
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (390)
Total RCNLD 12,599
Lump Sums
Total Building Value 12,599 \$ 39.37 Per SqFt



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Account 660020061
Parcel ID 22N16E-23-4-00000-000-0000
Cadastral ID 23-22-16-06200

Tax Area Code 75
Property Class RA
Owners Name LICCE, BLASE

Building Data

Building ID 4969
Building Sequence 2
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 320
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 7.00
Year Built 2022
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0002.JPG
Image Date 10/3/2022
Image Name IMG_0002.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-9 20\IMG_0002.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 25.24
Wall Cost 0.00
HVAC Cost 15.35
Basement Cost 0.00
Total Base Cost 40.59
Total Area 320
Base RCN 12,989
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 12,989
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (390)
Total RCNLD 12,599
Lump Sums
Total Building Value 12,599 \$ 39.37 Per SqFt



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.530	122	122	187	187
CO	COLLINSVILLE STONY LOAM	NTV PST	22			.028	53	53	1	1
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			5.632	144	144	811	811
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			8.220	187	187	1,539	1,539
NTV PST Totals						15.410			2,538	2,538
Total Agland						15.410			2,538	2,538