



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:18
Page 1

Assessment Data					Primary Image				
Account	660022022								
Parcel ID	000000-00-0-00426-002-0008								
Cadastral ID	26-21-14-04430								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	134624								
BATES, PHYLLIS E									
618 BELLAIRE DR HURST TX 76053-0000									
Parcel Location									
Situs	17508 E 78TH ST N								
Subdivision	LA STRANGE ACRES 2ND AMD								
Lot/Block	0008 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	26 / 21 / 14 / 5								
Neighborhood	1056 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26667038 -95.77858376									
Building Permits									
LOT 8 BLOCK 2 LA STRANGE ACRES 2ND AMD.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	964/604	SELLER	07/25/1994	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	52,245	34,471	11%	3,792	Assessed	11,078	1,085.20
Year Frozen	2012	Improvements	100,387	66,235		7,286	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	152,632	100,706		11,078	Total Taxable	10,078	987.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022022	BATES, PHYLLIS E			3	151,265	1000	10,078	987.00
2024	2024-660022022	BATES, JOHNNY L			3	158,056	1000	10,078	968.00
2023	2023-660022022	BATES, JOHNNY L			3	126,754	1000	10,078	944.00
2022	2022-660022022	BATES, JOHNNY L			3	125,083	1000	10,078	987.00
2021	2021-660022022	BATES, JOHNNY L			3	129,773	1000	10,078	975.00
2020	2020-660022022	BATES, JOHNNY L			3	127,876	1000	10,078	974.00
2019	2019-660022022	BATES, JOHNNY L			3	124,998	1000	10,077	974.00
2018	2018-660022022	BATES, JOHNNY L			3	128,423	1000	10,077	938.00
2017	2017-660022022	BATES, JOHNNY L			3	127,452	1000	10,078	948.00
2016	2016-660022022	BATES, JOHNNY L			3	124,503	1000	10,077	949.00
2015	2015-660022022	BATES, JOHNNY L			3	123,749	1000	10,077	956.00
2014	2014-660022022	BATES, JOHNNY L			3	124,680	1000	10,078	965.00
2013	2013-660022022	BATES, JOHNNY L			3	118,566	1000	10,078	944.00



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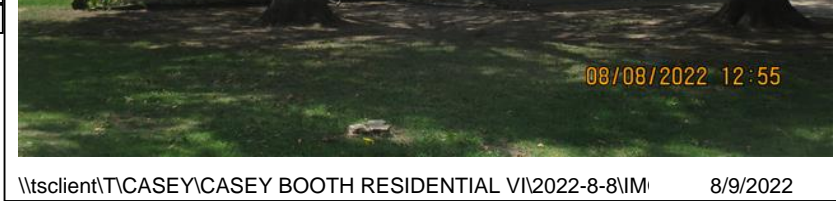
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Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3998	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,415.00 x 3.00 = 52,245	
Factor Value		
Adjustments	1.0000	
Lot Value	52,245	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,405 / 1,405
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,405
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022

Cost Approach		Manual : 01/2025	
Base Cost	99.52	Total Misc Impr	+ 9,805
Roofing Adj	+ 4.04	Garage Cost	+ 10,628
Subfloor Adj	+ 0.00	Total RCN	= 193,051
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 92,664
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,387
Adj Base Cost	= 122.86	Lot Value	+ 52,245
Total Area	x 1,405	Indicated Value	= 152,632
Adjusted Cost	= 172,618	Value Per SqFt	108.63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	132,292	94.16	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	144,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,387		
Lot Value	52,245		
Indicated Value	152,632	108.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	152,632	108.63	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53591		164	164	20.78		3,408
PATO	SLAB PORCH - OPEN	53592	16x12		192	9.48		1,820



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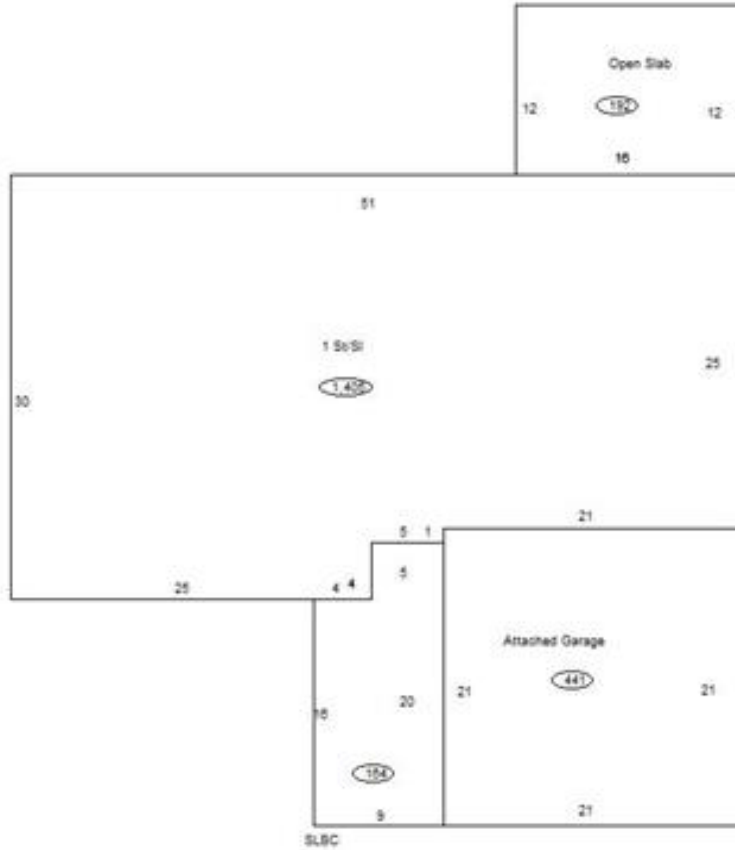
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 Page 3

Sketch Image

660022022



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,405	1.000	1,405
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	164	1.000	164
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,405		1,405