




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660022757 Parcel ID 20N17E-27-4-00000-000-0000 Cadastral ID 27-20-17-01100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 144844 MCCORMICK, JAMES P 210 PARSONS RD PLEASANTON TX 78064-0000 Parcel Location Situs 29516 S 4230 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 27 / 20 / 17 / 4 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-21\IMG 7/21/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.18330921 -95.47910358 N2 NE SE & NE NW SE																																																																																																																									
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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-21\IMG 7/21/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,223 / 1,223
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	612 Carport - Gable Roof 1 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	94.11	Total Misc Impr	+	1,850	
Roofing Adj	+ 4.25	Garage Cost	+	4,002	
Subfloor Adj	+ 2.43	Total RCN	=	151,083	
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	83,096	
Plumbing Adj	+ 7.66	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	67,987	
Adj Base Cost	= 118.75	Lot Value	+		
Total Area	x 1,223	Indicated Value	=	67,987	
Adjusted Cost	= 145,231	Value Per SqFt		55.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,987		
Lot Value			
Indicated Value	67,987	55.59	Per SqFt
Agland Value	3,207		
Site Improvements	45,997		
Total Value	117,191	95.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55698	22x4		88	21.02		1,850



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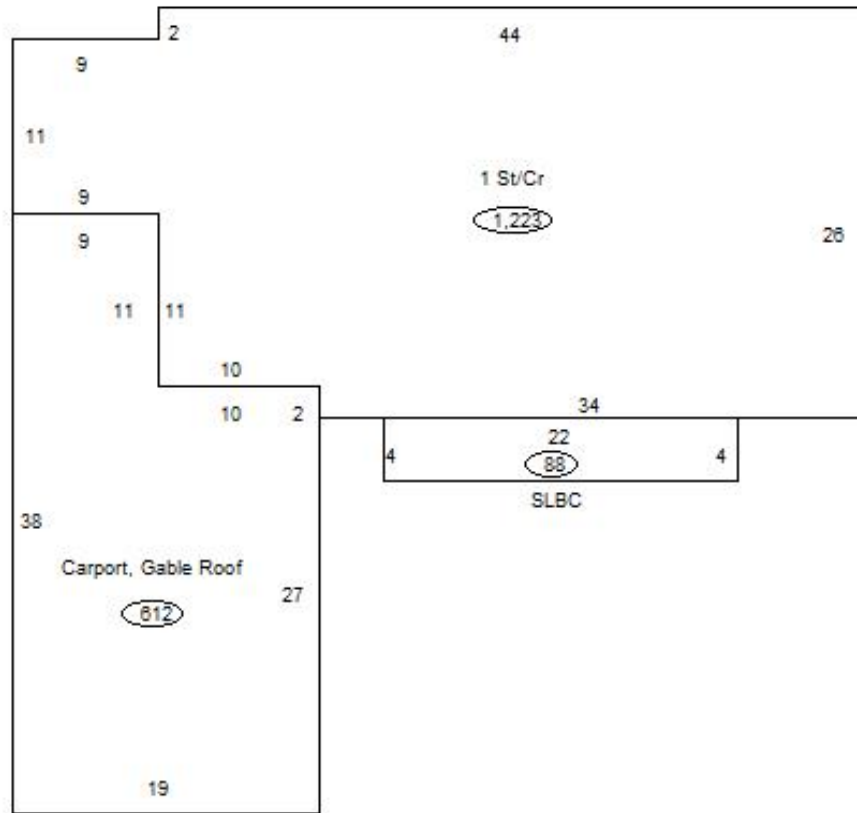
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Sketch Image

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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	1,223	1.000	1,223
2	M	PRCH		13	SLBC	88	1.000	88
3	G	3		13	Carport, Gable Roof	612	1.000	612
Total Building Area						1,223		1,223



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small W/DECK	24x10x8	Plank	Formed Metal	240
	Qual	4.5	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (25.39 x 240)		6,094		6,094	853
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.55 x 1,200)		35,460		35,460	8,865
	PATC	Patio - Covered	8x8x8	Concrete	Formed Metal	64
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (19.09 x 64)		1,222		1,222	660
	LOAF	LOAFING SHED	12x24x8	Dirt	Formed Metal	288
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 288)		2,051		2,051	1,210
	UTIL	Utility Building	28x30x10	Concrete	Formed Metal	840
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (26.41 x 840)		22,184		22,184	10,870
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (25.15 x 140)		3,521		3,521	2,077
	GRNR	Greenhouse - Residential - NCV	6x8x6	Dirt		48
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.19 x 48)		153		153	153



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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		0	22.000	122	122	2,693	2,693
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	7.000	53	53	370	370
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	1.000	144	144	144	144
NTV PST Totals						30.000			3,207	3,207
Total Agland						30.000			3,207	3,207