



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 660026280 Parcel ID 000000-00-0-30010-014-0013 Cadastral ID 30-24-18-01140 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 257127 RIDENOUR, RUBY & LINDA S IRVIN 1633 WESTLAKE DR PLANO TX 75075-8700 | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 00326 PINE ST Subdivision CHELSEA O T Lot/Block 0013 / 0014 Parcel Size .5 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.53829911 -95.42956451 | | | | | Building Permits | | | | | | | | | | | | | | |
| NLY 75' OF LOT 13 BLOCK 14 CHELSEA O T | | | | | <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | 928/650 | JAMES, MARY E ET AL | 09/14/1993 | 0 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 82.750 | Current Tax | | | | | | | | | | |
| Remove Cap | 0 | Land Value | 11,365 | 7,606 | 11% | 837 | Assessed | 3,026 | 250.40 | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 22,820 | 19,896 | | 2,189 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 34,185 | 27,502 | | 3,026 | Total Taxable | 3,026 | 250.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660026280 | RIDENOUR, RUBY & | | | 29 | 34,724 | 0 | 2,881 | 238.00 | | | | | | | | | | |
| 2024 | 2024-660026280 | RIDENOUR, RUBY & | | | 29 | 36,565 | 0 | 2,744 | 232.00 | | | | | | | | | | |
| 2023 | 2023-660026280 | RIDENOUR, RUBY & | | | 29 | 26,507 | 0 | 2,614 | 223.00 | | | | | | | | | | |
| 2022 | 2022-660026280 | RIDENOUR, RUBY & | | | 29 | 26,507 | 0 | 2,489 | 211.00 | | | | | | | | | | |
| 2021 | 2021-660026280 | RIDENOUR, RUBY & | | | 29 | 21,551 | 0 | 2,371 | 201.00 | | | | | | | | | | |
| 2020 | 2020-660026280 | RIDENOUR, RUBY & | | | 29 | 21,883 | 0 | 2,407 | 204.00 | | | | | | | | | | |
| 2019 | 2019-660026280 | RIDENOUR, RUBY & | | | 29 | 20,992 | 0 | 2,309 | 198.00 | | | | | | | | | | |
| 2018 | 2018-660026280 | RIDENOUR, RUBY & | | | 29 | 24,104 | 0 | 2,652 | 227.00 | | | | | | | | | | |
| 2017 | 2017-660026280 | RIDENOUR, RUBY & | | | 29 | 23,941 | 0 | 2,634 | 226.00 | | | | | | | | | | |
| 2016 | 2016-660026280 | RIDENOUR, RUBY & | | | 29 | 23,347 | 0 | 2,568 | 224.00 | | | | | | | | | | |
| 2015 | 2015-660026280 | RIDENOUR, RUBY & | | | 29 | 22,975 | 0 | 2,528 | 218.00 | | | | | | | | | | |
| 2014 | 2014-660026280 | RIDENOUR, RUBY & | | | 29 | 23,688 | 0 | 2,606 | 232.00 | | | | | | | | | | |
| 2013 | 2013-660026280 | RIDENOUR, RUBY & | | | 29 | 23,892 | 0 | 2,628 | 233.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1195 #1 | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2372 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,332.00 x 1.10 = 11,365 Factor Value Adjustments 1.0000 Lot Value 11,365 | | |

| Residential Data | |
|------------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 1.5 - Low |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 800 / 800 |
| Style | 100% One Story |
| HVAC | 100% Wall Furnace |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 4 / |
| Bed/F/H Bath | 2 / 1.0 / |
| Basement Area | |
| Garage Type | 312 Attached Garage - Unfinished |
| Remodel | RMA - |
| Year/Eff Age | 1955 / 71 |



| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|--------|-------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 62,889 | 78.61 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|--------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 5 | | |
| Indicated Value | 63,340 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|----------|----------------------------|----------|------------------|--|--|--|
| Base Cost | 93.61 | Total Misc Impr | + 1,223 | | | | |
| Roofing Adj | + 4.35 | Garage Cost | + 7,997 | | | | |
| Subfloor Adj | + 2.62 | Total RCN | = 95,084 | | | | |
| Heat/Cool Adj | + 0.73 | Depreciation (76%) | - 72,264 | | | | |
| Plumbing Adj | + 6.02 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 22,820 | | | | |
| Adj Base Cost | = 107.33 | Lot Value | + 11,365 | | | | |
| Total Area | x 800 | Indicated Value | = 34,185 | | | | |
| Adjusted Cost | = 85,864 | Value Per SqFt | 42.73 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 22,820 | | |
| Lot Value | 11,365 | | |
| Indicated Value | 34,185 | 42.73 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 34,185 | 42.73 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 64012 | 10x6 | | 60 | 20.38 | | 1,223 |



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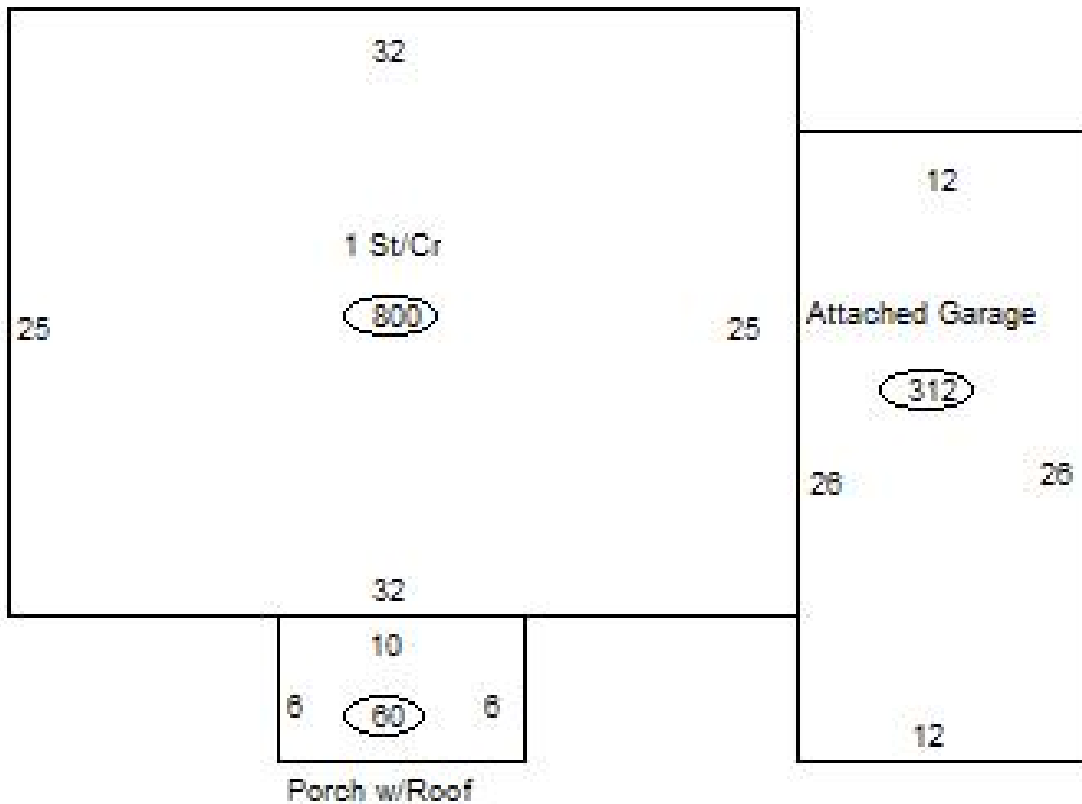
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Sketch Image

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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 | 800 | 1.000 | 800 |
| 2 | G | 1 | | 13 | Attached Garage | 312 | 1.000 | 312 |
| 3 | M | PRCH | | 13 | SLBC | 60 | 1.000 | 60 |
| Total Building Area | | | | | | 800 | | 800 |