



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 660028015 Parcel ID 000000-00-0-70020-010-0016 Cadastral ID 32-23-17-05880 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 314928 NATIONSTAR MORTGAGE LLC 8950 CYPRESS WATERS BLVD COPPELL TX 75019-0000 Parcel Location Situs 12233 S OAK ST Subdivision A FOYIL Lot/Block 0016 / 0010 Parcel Size 2 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 1207 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-06\IMG_008 11/24/2020</p>														
Legal Description Lat/Long: 36.43513772 -95.51763875																			
LOTS 15 & 16 BLOCK 10 A FOYIL AND THE N2 OF THE ADJACENT VACATED 4TH ST (CV-14-19)					Building Permits <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										
H	Homestead	Yes	1,000	1,000	/	CUMMINGS, DAVID LEE & BURNS, VEDA ESTATE	12/16/2025	0	10										
					2406/393		06/10/2014	80,000	YES										
					824/182			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax										
Remove Cap	2026	Land Value	13,558	13,558	11%	1,491	Assessed	7,069	718.63										
Year Frozen	2005	Improvements	50,704	50,704		5,578	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0	Total Value	64,262	64,262		7,069	Total Taxable	6,069	630.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660028015	CUMMINGS, DAVID LEE &			33	62,750	1000	5,903	613.00										
2024	2024-660028015	CUMMINGS, DAVID LEE &			33	62,977	1000	5,838	622.00										
2023	2023-660028015	CUMMINGS, DAVID LEE &			33	60,359	1000	5,640	602.00										
2022	2022-660028015	CUMMINGS, DAVID LEE &			33	61,549	1000	5,771	618.00										
2021	2021-660028015	CUMMINGS, DAVID LEE &			33	65,046	1000	6,155	642.00										
2020	2020-660028015	CUMMINGS, DAVID LEE &			33	65,924	1000	6,088	660.00										
2019	2019-660028015	CUMMINGS, DAVID LEE &			33	62,558	1000	5,882	641.00										
2018	2018-660028015	CUMMINGS, DAVID LEE &			33	66,190	1000	6,281	671.00										
2017	2017-660028015	CUMMINGS, DAVID LEE &			33	65,509	1000	6,206	665.00										
2016	2016-660028015	CUMMINGS, DAVID LEE &			33	64,239	1000	6,066	673.00										
2015	2015-660028015	CUMMINGS, DAVID LEE &			33	62,986	1000	5,929	653.00										
2014	2014-660028015	CUMMINGS, DAVID LEE &			33	47,485	0	3,991	422.00										
2013	2013-660028015	BURNS, VEDA ESTATE			33	47,033	0	3,992	413.00										



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Lot Data		Square-Foot - NBHD 1207 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	7417							
Non-Ag Acres	0.6917							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	30,129.00 x .45 = 13,558							
Factor Value								
Adjustments	1.0000							
Lot Value	13,558							
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, Wood							
Base/Total Area	1,148 / 1,148							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.0 / 1.0							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1950 / 57							
Cost Approach		Manual : 01/2025						
Base Cost	90.58	Total Misc Impr	+	3,245				
Roofing Adj	+ 4.08	Garage Cost	+					
Subfloor Adj	+ 2.37	Total RCN	=	123,785				
Heat/Cool Adj	+ 0.76	Depreciation (65%)	-	80,460				
Plumbing Adj	+ 7.21	Lump Sums	+	3,507				
Basement Adj	+ 0.00	RCNLD	=	46,832				
Adj Base Cost	= 105.00	Lot Value	+	13,558				
Total Area	x 1,148	Indicated Value	=	60,390				
Adjusted Cost	= 120,540	Value Per SqFt		52.60				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	62,016	54.02	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	46,832							
Lot Value	13,558							
Indicated Value	60,390	52.60	Per SqFt					
Agland Value								
Site Improvements	3,872							
Total Value	64,262	55.98	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67616	26x6		156	20.80		3,245
WODC	Wood Deck - Covered	169759	10x8		80	43.84		3,507

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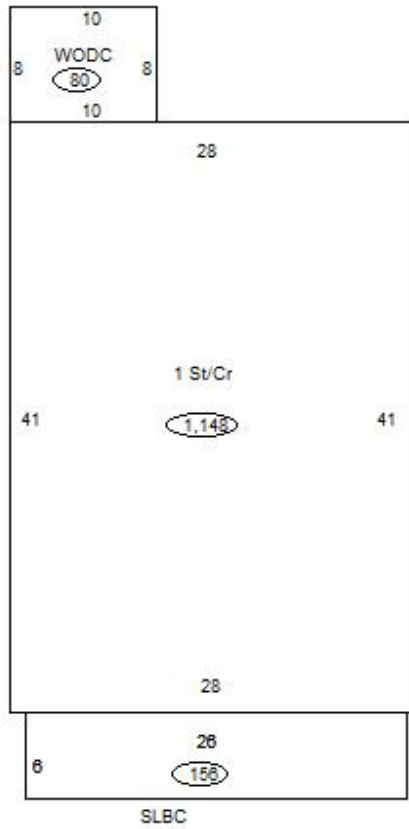
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Sketch Image

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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	1,148	1.000	1,148
2	M	PRCH		13	SLBC	156	1.000	156
3	M	WODC		13	WODC	80	1.000	80
Total Building Area						1,148		1,148



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x8	Concrete	Composition Shingle	576
	Qual	3.5	Cond 2.5	Year 1950	Eff Age 67	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (33.61 x 576)	19,359	19,359	15,487	3,872