



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:11:25
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Assessment Data					Primary Image																																																																																																																				
Account 660028710 Parcel ID 000000-00-0-20040-001-0015 Cadastral ID 34-20-14-01440 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 306004 LUCE, LOIS L TRUST 1616 AZALEA LN PLANO TX 75074-0000 Parcel Location Situs 01206 N 153RD E AVE Subdivision CLAMPITT ACRES II Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028710_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17169252 -95.80699449																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9786 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,627.00 x 1.94 = 82,631 Factor Value Adjustments 1.0000 Lot Value 82,631		<p>660028710_001.JPG 9/29/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,966 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

Cost Approach				Manual : 01/2025			
Base Cost	95.52	Total Misc Impr	+	9,501			
Roofing Adj	+ 4.18	Garage Cost	+				
Subfloor Adj	+ 1.21	Total RCN	=	246,954			
Heat/Cool Adj	+ 11.47	Depreciation (53%)	-	130,886			
Plumbing Adj	+ 8.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,068			
Adj Base Cost	= 120.78	Lot Value	+	82,631			
Total Area	x 1,966	Indicated Value	=	198,699			
Adjusted Cost	= 237,453	Value Per SqFt		101.07			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,199	72.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	128,110		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,068		
Lot Value	82,631		
Indicated Value	198,699	101.07	Per SqFt
Agland Value			
Site Improvements	8,101		
Total Value	206,800	105.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68941	34x4		136	23.81		3,238
PRCH	SLAB PORCH - COVERED	68942	30x5		150	23.76		3,564
PATO	SLAB PORCH - OPEN	68943	324		324	8.33		2,699



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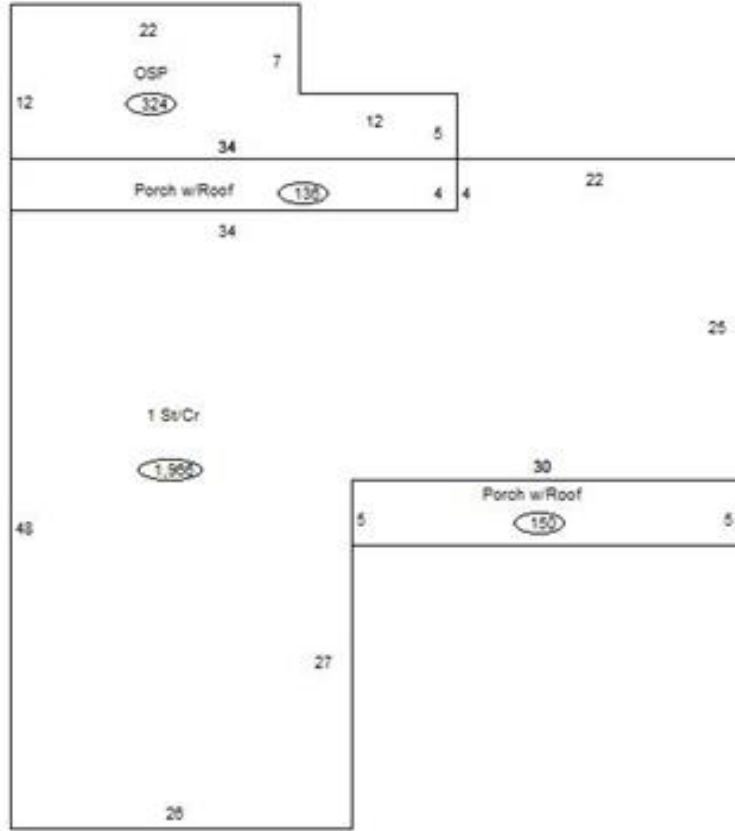
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Sketch Image

660028710



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,966	1.000	1,966
2	M	PRCH		13	SLBC	136	1.000	136
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PATO		13	Open Slab	324	1.000	324
Total Building Area						1,966		1,966



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.61 x 360)		1,660		1,660	1,660	
	GRDT	Garage - Detached	48x25x8	Concrete	Composition Shingle	1,200
	Qual 2	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (17.31 x 1,200)		20,772		20,772	12,671	8,101