



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660085456 <b>Parcel ID</b> 000000-00-0-00199-003-0001 <b>Cadastral ID</b> 32-22-15-03320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 346122 KJP DOMAIN LLC  14101 RICHMOND AVE LUBBOCK TX 79424-0000  <b>Parcel Location</b> <b>Situs</b> 05107 E HICKORY MEADOW DR <b>Subdivision</b> HICKORY HOLLOW AT TRAILS END RANCH <b>Lot/Block</b> 0001 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 32 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p style="text-align: right; color: orange;">07/26/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (25)\IMG_0001.JPG 7/26/2022</p>				
<b>Legal Description</b> Lat/Long: 36.33743526 -95.73900015									
LOT 1 BLOCK 3 HICKORY HOLLOW AT TRAILS END RANCH					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R17 000041	R19- NEW SFR 3349 SQ FT	12/2017	07/2018	350,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	SHANNON, JOHN P &	01/02/2025	570,000	YES
					/	HURLEY, LARRY & KATHRYN	08/01/2018	0	4
					/	MUDDY BOTTOM RANCH LLC	07/23/2018	375,000	YES
					2213/408	BRETT LIVING TRUST	10/31/2011	0	4
					2200/42	BANK OF THE LAKES NA	10/03/2011	510,000	11
					2141/663	LOMAX RANCH LLC	11/12/2010	0	10
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	112.698	<b>Current Tax</b>
<b>Remove Cap</b>	2026	<b>Land Value</b>	53,551	53,551	11%	5,891	<b>Assessed</b>	62,701	7,066.28
<b>Year Frozen</b>	0	<b>Improvements</b>	516,451	516,451		56,810	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	570,002	570,002		62,701	<b>Total Taxable</b>	62,701	7,066.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660085456	KJP DOMAIN LLC			28	532,192	0	54,484	6,140.00
2024	2024-660085456	SHANNON, JOHN P &			28	517,949	0	51,889	5,941.00
2023	2023-660085456	SHANNON, JOHN P &			28	475,513	0	49,419	5,566.00
2022	2022-660085456	SHANNON, JOHN P &			28	480,285	0	47,066	5,270.00
2021	2021-660085456	SHANNON, JOHN P &			28	407,495	0	44,824	5,087.00
2020	2020-660085456	SHANNON, JOHN P &			28	399,383	0	43,669	4,967.00
2019	2019-660085456	SHANNON, JOHN P &			28	378,088	0	41,590	4,684.00
2018	2018-660085456	SHANNON, JOHN P &			28	20,000	0	2,200	250.00
2017	2017-660085456	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	246.00
2016	2016-660085456	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	241.00
2015	2015-660085456	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00
2014	2014-660085456	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00
2013	2013-660085456	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	236.00




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.7647 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 33,310.00 x 1.25 = 41,638 <b>Factor Value</b> <b>Adjustments</b> 1.2861 <b>Lot Value</b> 53,551		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (25)\IMG_0001.JPG 7/26/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,960 / 3,998
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,960
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	6 / 4.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	925 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2018 / 5

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	552,736 138.25 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	483,550 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	516,451
<b>Lot Value</b>	53,551
<b>Indicated Value</b>	570,002 142.57 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	570,002 142.57 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	98.71	<b>Total Misc Impr</b>	+	12,784
<b>Roofing Adj</b>	+ 4.19	<b>Garage Cost</b>	+	42,014
<b>Subfloor Adj</b>	+ -3.24	<b>Total RCN</b>	=	543,633
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 5%)</b>	-	27,182
<b>Plumbing Adj</b>	+ 6.30	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	516,451
<b>Adj Base Cost</b>	= 122.27	<b>Lot Value</b>	+	53,551
<b>Total Area</b>	x 3,998	<b>Indicated Value</b>	=	570,002
<b>Adjusted Cost</b>	= 488,835	<b>Value Per SqFt</b>		142.57

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	137942	19x12		228	32.16		7,332
PRCH	SLAB PORCH - COVERED	137943	24x7		168	32.45		5,452



# Rogers

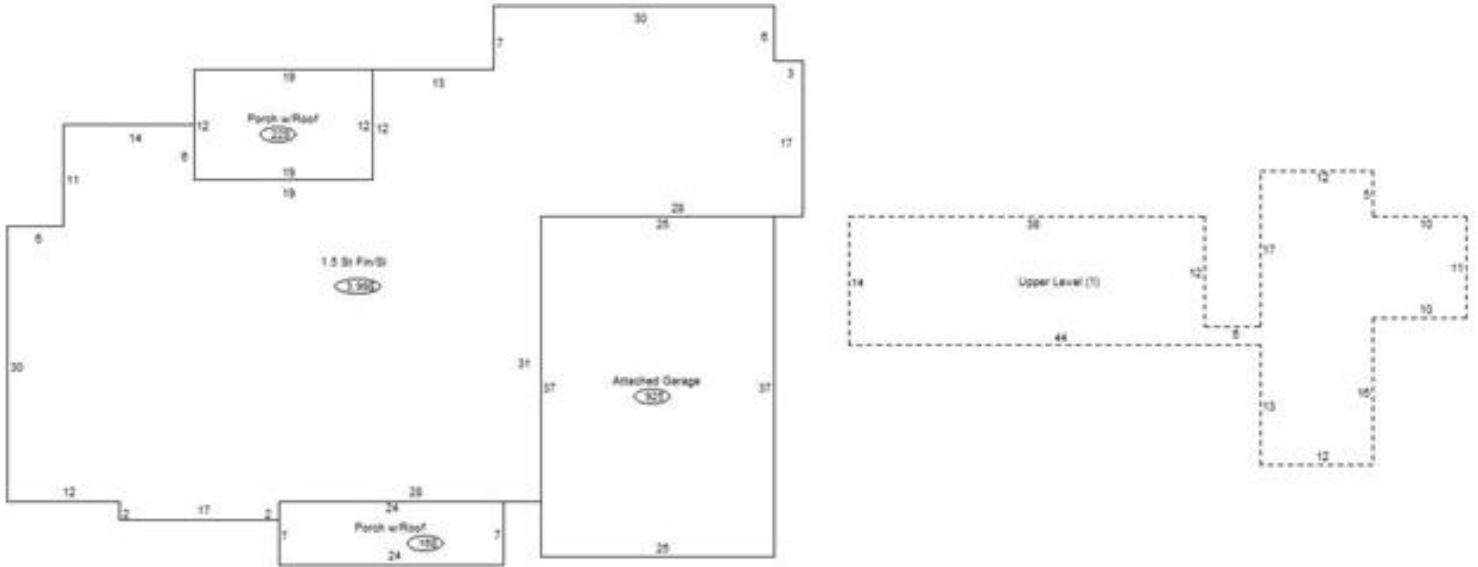
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### Sketch Image

660085456



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,960	1.351	3,998
2	G	1		13	Attached Garage	925	1.000	925
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PRCH		13	SLBC	168	1.000	168
5	U	^UL		13	Upper Level (1)	1,038	1.000	1,038
<b>Total Building Area</b>						<b>2,960</b>		<b>3,998</b>