



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	660087304				No Image On File									
Parcel ID	000000-00-0-18085-001-0003													
Cadastral ID	29-20-15-03302													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	326396													
MONROE RETAIL GROUP LLC														
1601 PALOMINO RIDGE DR AUSTIN TX 78733-0000														
Parcel Location														
Situs														
Subdivision	CATOOSA SHOPPING CENTER													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	29 / 20 / 15 / 5													
Neighborhood	5001 - TASC 2016													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18965951 -95.73854676														
Building Permits														
CATOOSA SHOPPING CENTER LOT 3 BLOCK 1														
<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					
					/	CSFB 2007-C4 CATOOSA	11/28/2018	6,400,000	WB					
					2711/627	CATOOSA MURRAY LLC &	05/09/2018	0	10					
					1867/431	SUPER MARKET DEVELOPERS-INC	05/10/2007	10,000,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2019	Land Value	186,687	186,687	11%	20,536	Assessed	20,536	2,190.37					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	186,687	186,687	20,536	Total Taxable	20,536	2,190.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	2,190.00							
2024	2024-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	2,166.00							
2023	2023-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	2,108.00							
2022	2022-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	2,061.00							
2021	2021-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	1,807.00							
2020	2020-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	1,819.00							
2019	2019-660087304	MONROE RETAIL GROUP LLC	1	186,687	0	20,536	1,844.00							
2018	2018-660087304	CSFB 2007-C4 CATOOSA	1	186,687	0	20,536	1,833.00							
2017	2017-660087304	CATOOSA MURRAY LLC &	1	186,687	0	20,536	1,854.00							
2016	2016-660087304	CATOOSA MURRAY LLC &	1	186,687	0	20,536	1,826.00							
2015	2015-660087304	CATOOSA MURRAY LLC &	1	287,266	0	31,599	2,824.00							
2014	2014-660087304	CATOOSA MURRAY LLC &	1	287,266	0	31,599	2,858.00							
2013	2013-660087304	CATOOSA MURRAY LLC &	1	287,266	0	31,599	2,828.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0 Lot Count 0 Units Buildable 157.95 Non-Ag Acres 1.357 Topography Street Access Utilities Amenities 0 0 Value Model 1835 COMM Value Method Square-Foot Base Lot Value 59,118.00 x 1.05 = 62,229 Factor Value 0 Adjustments 300% Lot Value 186,687</p>		
Cost Approach		
<p>Manual Date 01/2025 Total Building Area Total Base Value Modifier Value Misc Improvements Replacement Cost New Phys/Func Depreciation Loss RCN Less Phys/Func Economic Depreciation RCNLD (All Sources) Depreciated Improvements Outbuilding Value Total Improvement Value Land Value 186,687 Cost Approach Value 186,687</p>	<p>Image Information</p> <p>Image ID Image Date Name Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value</p>	<p>Selected Valuation Method Cost Approach Total Improvement Value Land Value 186,687 Total Appraised Value 186,687</p>	