



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 660099846 Parcel ID 0000000-30-00169-001-0001 Cadastral ID 30-22-16-03110 Property Type REAL - Real Property Property Class RCP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323461 BALERION LLC 1329 NEWBURY LN PLANO TX 75025-0000 Parcel Location Situs 10990 E 450 RD Subdivision CLAREMORE 88 CENTER Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 22 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																																																									
Legal Description Lat/Long: 36.36490059 -95.63363930										REVAL 2024 9/11/2023																																																																															
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 74,205.00 x .94 = 69,773</p> <p>Factor Value 0</p> <p>Adjustments 100%</p> <p>Lot Value 69,773</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 9,004</p> <p>Total Base Value 866,635</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 866,635</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 771,305</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 771,305</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 20,490</p> <p>Total Improvement Value 791,795</p> <p>Land Value 69,773</p> <p>Cost Approach Value 861,568 95.69/SqFt</p>	<p>Image ID 1032111</p> <p>Image Date 9/11/2023</p> <p>Name IMG_0007.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 20,490</p> <p>Land Value 69,773</p> <p>Total Appraised Value 861,568 95.69/SqFt</p>



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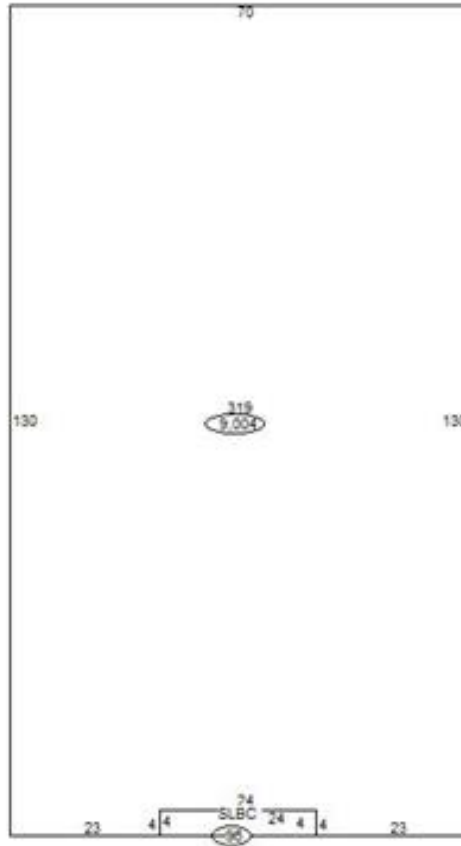
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Sketch Image

660099846



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		25	319	9,004	1.000	9,004
2	O	PRCH		25	SLBC	96	1.000	96
Total Building Area						9,004		9,004



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Account 660099846
 Parcel ID 0000000-30-00169-001-0001
 Cadastral ID 30-22-16-03110

Tax Area Code 10
 Property Class RCP
 Owners Name BALERION LLC

Building Data

Building ID 4248
 Building Sequence 1
 Occupancy 1 319 Discount Store 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 9,004
 Average Perimeter 408
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 2017
 Effective Age 6
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 2.5 - Fair
 Condition 2.5 - Fair
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 10 - Complete HVAC
 Roof Type Flat
 Roof Cover Composition Roll

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name IMG_0007.JPG
 Image Date 9/11/2023
 Image Name IMG_0007.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 60.25
 Wall Cost 14.29
 HVAC Cost 21.71
 Basement Cost 0.00
 Total Base Cost 96.25
 Total Area 9,004
 Base RCN 866,635
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 866,635
 Physical Depreciation 11%
 Functional Depreciation
 Total Depreciation 11% (95,330)
 Total RCNLD 771,305
 Lump Sums
 Total Building Value 771,305 \$ 85.66 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
810	Area/Percent	20%			

Total Modifier Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	60x200x0			12,000
	Qual 3	Cond 3	Year 2017	Eff Age	5	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.72 x 12,000)		32,640	13,709	18,931
	PRCH	Slab Porch - Covered	0x0x0			96
	Qual 3	Cond 3	Year 2017	Eff Age	7	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (26.63 x 96)		2,556	997	1,559
Total Site Improvement Value						20,490