



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 660102076 Parcel ID 000000-0-0-000136-001-0004 Cadastral ID 19-21-16-05030 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 331729 WHEELER, SUZANNE C & DAVID 10300 INDIAN CAMP TRAIL CANYON TX 79015-0000 Parcel Location Situs 02601 S CATALAYAH LN Subdivision CATALAYAH CROSSING Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_000 9/18/2023</p>															
Legal Description Lat/Long: 36.27986245 -95.64607204																			
LOT 4 BLOCK 1 CATALAYAH CROSSING				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>R20</td> <td>R21- NEW 1913 SQ FT SFR</td> <td>04/2020</td> <td>10/2020</td> <td>180,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20	R21- NEW 1913 SQ FT SFR	04/2020	10/2020	180,000
Number	Description	Opened	Closed	Amount															
R20	R21- NEW 1913 SQ FT SFR	04/2020	10/2020	180,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	DAKE PROPERTIES INC	08/26/2020	245,000	YES										
					/	INTRINSIC DEVELOPMENT LLC	06/10/2020	42,500	5										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value	49,016	48,475	11%	5,332	Assessed	34,794	3,216.01									
Year Frozen			Improvements	275,258	267,837		29,462	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	324,274	316,312		34,794	Total Taxable	34,794	3,216.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660102076	WHEELER, SUZANNE C &			17	315,883	0	33,137	3,063.00										
2024	2024-660102076	WHEELER, SUZANNE C &			17	333,837	0	31,560	2,917.00										
2023	2023-660102076	WHEELER, SUZANNE C &			17	281,778	0	30,057	2,753.00										
2022	2022-660102076	WHEELER, SUZANNE C &			17	281,766	0	28,626	2,650.00										
2021	2021-660102076	WHEELER, SUZANNE C &			17	247,840	0	27,262	2,407.00										
2020	2020-660102076	WHEELER, SUZANNE C &			17	7,314	0	805	74.00										
2019	2019-660102076	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	75.00										



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4809		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	20,947.00 x 2.34 = 49,016		
Factor Value			
Adjustments	1.0000		
Lot Value	49,016		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,893 / 1,893
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,893
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	691 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	306,865 162.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	339,220 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	275,258
Lot Value	49,016
Indicated Value	324,274 171.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	324,274 171.30 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	110.50	Total Misc Impr	+	12,521
Roofing Adj	+ 5.28	Garage Cost	+	25,095
Subfloor Adj	+ -3.37	Total RCN	=	289,745
Heat/Cool Adj	+ 14.04	Depreciation (5%)	-	14,487
Plumbing Adj	+ 6.74	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	275,258
Adj Base Cost	= 133.19	Lot Value	+	49,016
Total Area	x 1,893	Indicated Value	=	324,274
Adjusted Cost	= 252,129	Value Per SqFt		171.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147630	24x8		192	27.97		5,370
PRCH	SLAB PORCH - COVERED	147631	32		32	28.55		914
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,236.74		6,237



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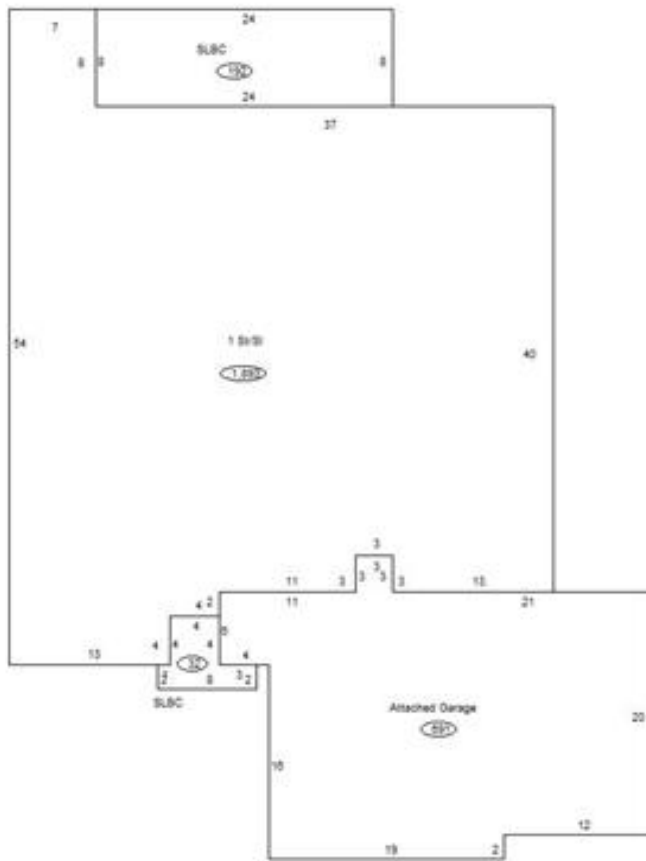
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Sketch Image

660102076



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,893	1.000	1,893
2	G	1		10	Attached Garage	691	1.000	691
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						1,893		1,893