



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	660103801			No Image On File					
Parcel ID	20N16E-03-1-00000-001-0000								
Cadastral ID	03-20-16-00103								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	349491								
VIET FOOD LLC									
3207 WELLSRING LAKE DR FULSHEAR TX 77441-0000									
Parcel Location									
Situs	25096 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	11 - Acres						
Sec/Twn/Rng	3 / 20 / 16 / 1								
Neighborhood	2016 - UNPLATTED LAND								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.24624365 -95.58349987				Building Permits					
TR DESC AS COMM NE/C GOVT LOT 1; S00.1524E 841.36' TO POB; S00.1524E 420'; S89.3511W 300'; N00.1524W 230'; S89.3511W 350'; S00.1524E 230'; S89.3511W 670.61'; N00.1415W 444.50'; S89.5954E 605.53'; S80.1844E 114.65'; N89.3511E 602' TO POB LESS TR				Number	Description	Opened	Closed	Amount	
				R20	POSS NEW MED. MARJ. GROWER	04/2020	08/2020		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EMBER PROPERTIES LLC	02/19/2026	77,000	WG
					/	MEISKA PROPERTIES LLC	05/13/2020	365,000	WB
					/	MEISKA PROPERTIES LLC	03/17/2020		4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2027	Land Value	153,445	112,732	11%	12,401	Assessed	14,252	1,183.63
Year Frozen		Improvements	39,000	16,831		1,851	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	192,445	129,563		14,252	Total Taxable	14,252	1,184.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103801	EMBER PROPERTIES LLC			5	202,684	0	13,573	1,127.00
2024	2024-660103801	EMBER PROPERTIES LLC			5	200,078	0	12,927	1,079.00
2023	2023-660103801	EMBER PROPERTIES LLC			5	122,094	0	12,311	1,025.00
2022	2022-660103801	EMBER PROPERTIES LLC			5	106,594	0	11,725	975.00
2021	2021-660103801	EMBER PROPERTIES LLC			5	105,229	0	11,575	982.00
2020	2020-660103801	EMBER PROPERTIES LLC			5	34,889	0	3,837	325.00



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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	9.4195							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	410,312.00 x .37 = 153,445							
Factor Value								
Adjustments	1.0000							
Lot Value	153,445							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area	/			Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age	/			Lot Value	153,445			
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value	153,445	0.00	Per SqFt	
Roofing Adj	+ 0.00	Garage Cost	+ 0	Agland Value				
Subfloor Adj	+ 0.00	Total RCN	= 0	Site Improvements	39,000			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Total Value	192,445	0.00	Total Value Per SqFt	
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 153,445					
Total Area	x	Indicated Value	= 153,445					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		40x50x14	Concrete	Galvanized Metal	2,000
Qual	4	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (33.46 x 2,000)	66,920	66,920	36,806	30,114

EQSH	Equipment Shed		85x10x12	Dirt	Galvanized Metal	850
Qual	5	Cond 3	Year 1985	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
Base Cost (24.89 x 850)	21,157	21,157	12,271	8,886