



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:08:52
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Assessment Data				Primary Image					
Account	660108209			No Image On File					
Parcel ID	000223-0009-005-0-000-00								
Cadastral ID	35-21-14-06610								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	347022								
FREVERT, DARYL									
2410 LEGENDS WAY KATY TX 77493-0000									
Parcel Location									
Situs	17881 E PATRIOT DR								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0005 / 0009	Parcel Size 1 - Lots							
Sec/Twn/Rng	35 / 21 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24984123 -95.77655519				Building Permits					
LOT 5 BLOCK 9 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount	
				R25 118	NEW SFR 4856 SQ FT	04/2025		1,000,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EPIC CUSTOM HOMES LLC	05/01/2025	180,000	15
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/16/2024	150,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2026		Land Value	180,001	180,001	11%	Assessed	19,800	2,149.05
Year Frozen			Improvements	0	0	0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	180,001	180,001	19,800	Total Taxable	19,800	2,149.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108209	FREVERT, DARYL			7	8,341	0	918	100.00
2024	2024-660108209	C.A.B.O. DEVELOPMENT COMPANY LLC			7	8,341	0	918	101.00



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Lot Data		Square-Foot - NBHD 1041 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.6763							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE		0					
	GATED		0					
Method	Square-Foot							
Base Lot Value	29,458.00 x 4.35 = 128,142							
Factor Value								
Adjustments	1.4047							
Lot Value	180,001							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	5 - Very Good			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code	AO3 Residential			
Exterior Wall				Adusted R	0.8747			
Base/Total Area /				Indicated Value	206,798	Per SqFt		
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	180,001			
Year/Eff Age /				Indicated Value	180,001	0.00	Per SqFt	
Cost Approach				Value Reconciliation				
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	180,001	0.00	Total Value Per SqFt	
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 180,001					
Total Area	x	Indicated Value	= 180,001					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value