



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:26:04
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Assessment Data				Primary Image						
Account	660109373									
Parcel ID	24N18E-25-2-00000-008-0000									
Cadastral ID	25-24-18-00590									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	2							
Tax Area	14 - CHELSEA RURAL									
Name ID	345223									
MERRELL, JUSTIN & DEBRA										
12706 CHRISWOOD DR CYPRESS TX 77429-0000										
Parcel Location										
Situs	27260 E 330 RD									
Subdivision										
Lot/Block	/	Parcel Size	6.84 - Acres							
Sec/Twn/Rng	25 / 24 / 18 / 2									
Neighborhood	4050 - CHELSEA FOYIL RURAL									
School District	S003 - CHELSEA SCHOOLS									
Legal Description	Lat/Long: 36.54099414 -95.33050644			Building Permits						
TR DESC 2024-010550 AS BEG NW/C NW; N88.2940E 655.39'; S01 3236E 454.50'; S88.2904W 655.39'; N01.3236W 454.50' TO POB.				Number	Description	Opened	Closed	Amount		
				S24	S25 SPLIT	09/2024	08/2025			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	23-BIG CABIN-195 LLC	07/31/2024	60,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2025	Land Value	44,481	44,481	11%	4,893	Assessed	4,893	404.90	
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	44,481	44,481		4,893	Total Taxable	4,893	405.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109373	MERRELL, JUSTIN & DEBRA			14	60,000	0	6,600	546.00	
2024	2024-660109373	MERRELL, JUSTIN & DEBRA			14	709	0	78	7.00	



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	6.8451							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	298,173.00 x .26 = 76,567							
Factor Value								
Adjustments	0.5809							
Lot Value	44,481							
Residential Data				660109373_001.JPG 3/18/2026				
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 44,481				
Cost Approach		Manual : 01/2025		Indicated Value 44,481 0.00 Per SqFt				
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 44,481 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	+ 44,481					
Total Area	x	Indicated Value	= 44,481					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value