Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660001982
Parcel ID 000000-00-0-00066-002-0018
Cadastral ID 03-20-15-04110
Property Type REAL - Real Property
Property Class RRP **VI Area** 3
Tax Area 4 - VERDIGRIS/VERD FIRE
Name ID 349190

FIRSTGEN PROPERTIES LLC

3701A S HARVARD STE 172
TULSA OK 74135-0000

Parcel Location

Situs 25512 S BRANDON TERRACE DR
Subdivision BRANDON TERRACE
Lot/Block 0018 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 3 / 20 / 15 / 5
Neighborhood 1046 - R-V03-SW VERDIGRIS
School District S008 - VERDIGRIS SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.24204077 -95.69681051

LOT 18 BLOCK 2 BRANDON TERRACE

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	OWENS, JACK & TIFFANY	01/15/2026	0	4
2652/628	FEDERAL NATIONAL MORTGAGE ASS	08/01/2017	153,500	3
2633/549	FIRST UNITED BANK & TRUST CO	05/10/2017	0	3
2622/790	HYAMS, CHRISTOPHER S	03/22/2017		10
2064/849	CUNNINGHAM, RALPH T JR &	10/23/2009	166,500	YES
1006/101	DEWEESE, MICHAEL M &	10/20/1995	114,500	No

Parcel Valuation

Source	REAL
Remove Cap	2018
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	31,256	31,256	11%	3,438
Improvements	189,967	189,511		20,846
Mobile Home	0	0		0
Total Value	221,223	220,767		24,284

Levy Rate	104.132	Current Tax
Assessed	24,284	2,528.74
Penalty	0	
Exemption	1,000	-87.00
Total Taxable	23,284	2,442.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001982	OWENS, JACK & TIFFANY	4	214,337	1000	22,577	2,368.00
2024	2024-660001982	OWENS, JACK & TIFFANY	4	225,360	1000	22,465	2,164.00
2023	2023-660001982	OWENS, JACK & TIFFANY	4	207,691	1000	21,781	2,067.00
2022	2022-660001982	OWENS, JACK & TIFFANY	4	207,707	1000	21,118	2,040.00
2021	2021-660001982	OWENS, JACK & TIFFANY	4	195,214	1000	20,474	1,926.00
2020	2020-660001982	OWENS, JACK & TIFFANY	4	195,966	1000	20,093	1,894.00
2019	2019-660001982	OWENS, JACK & TIFFANY	4	186,167	1000	19,478	1,866.00
2018	2018-660001982	OWENS, JACK & TIFFANY	4	191,406	1000	20,055	1,922.00
2017	2017-660001982	OWENS, JACK & TIFFANY	4	189,022	1000	19,543	1,878.00
2016	2016-660001982	HYAMS, CHRISTOPHER S	4	184,155	1000	18,944	1,825.00
2015	2015-660001982	HYAMS, CHRISTOPHER S	4	179,357	1000	18,363	1,783.00
2014	2014-660001982	HYAMS, CHRISTOPHER S	4	183,747	1000	17,799	1,637.00
2013	2013-660001982	HYAMS, CHRISTOPHER S	4	175,981	1000	17,252	1,644.00

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Lot Data

Square-Foot - NBHD 1046 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9567	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	41,675.00 x .75 = 31,256	
Factor Value		
Adjustments	1.0000	
Lot Value	31,256	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,151 / 2,039
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,151
Fixture/Rghln	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	237,995	116.72	Per SqFt

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	252,810		Per SqFt

Cost Approach

Manual : 01/2025

Base Cost		92.79	Total Misc Impr	+	15,570
Roofing Adj	+	3.00	Garage Cost	+	20,840
Subfloor Adj	+	-1.41	Total RCN	=	276,828
Heat/Cool Adj	+	12.64	Depreciation (32%)	-	88,585
Plumbing Adj	+	10.89	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	188,243
Adj Base Cost	=	117.91	Lot Value	+	31,256
Total Area	x	2,039	Indicated Value	=	219,499
Adjusted Cost	=	240,418	Value Per SqFt		107.65

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	188,243		
Lot Value	31,256		
Indicated Value	219,499	107.65	Per SqFt
Agland Value			
Site Improvements	1,724		
Total Value	221,223	108.50	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5267	178		178	26.37		4,694
PATO	SLAB PORCH - OPEN	5268	6x6		36	11.48		413
PRCH	SLAB PORCH - COVERED	5270	184		184	26.35		4,848

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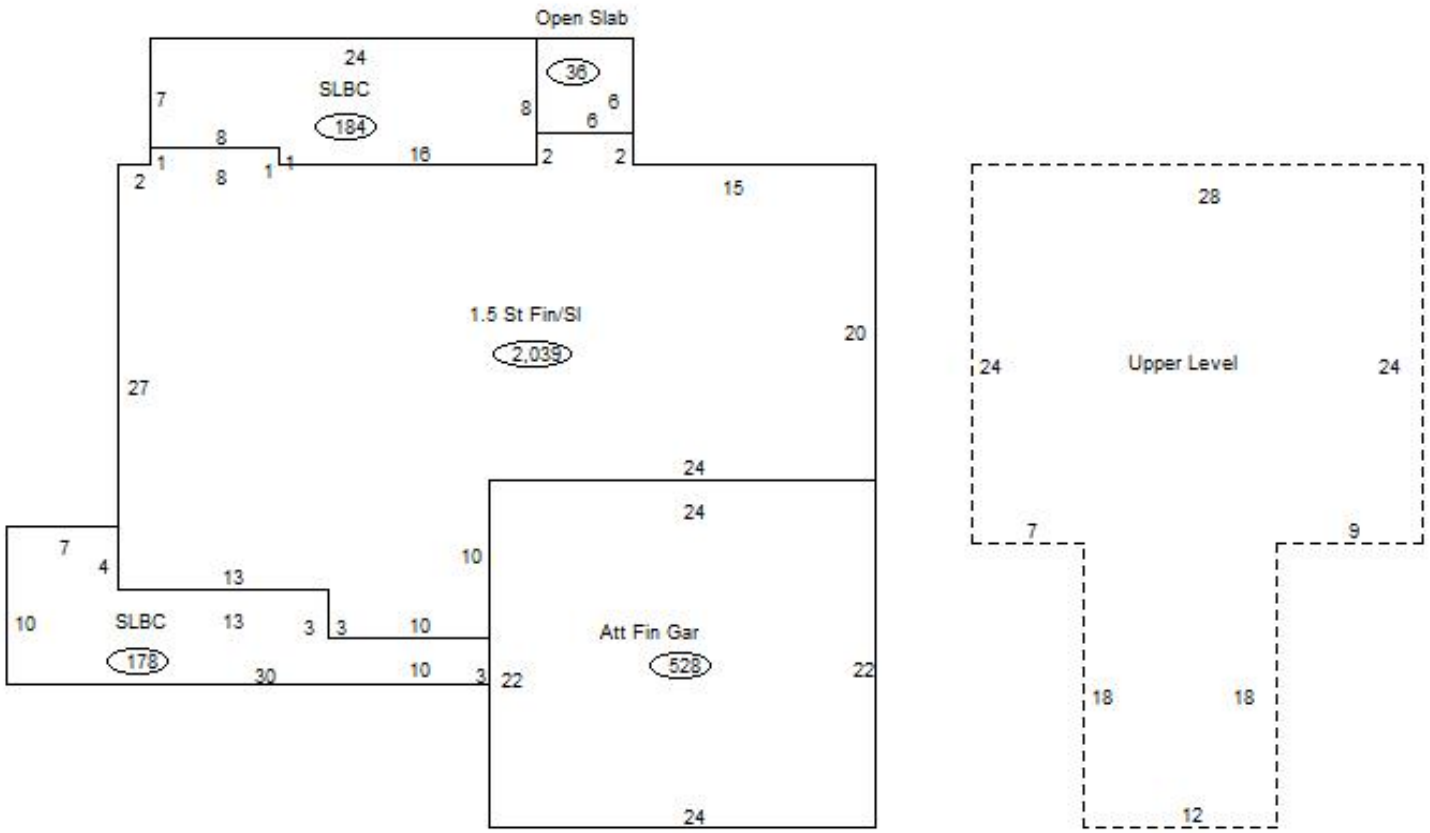
Sketch Image 660001982



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,151	1.772	2,039
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	178	1.000	178
4	M	PATO		13	Open Slab	36	1.000	36
5	U	^UL		13	Upper Level	888	1.000	888
6	M	PRCH		13	SLBC	184	1.000	184
					Total Building Area	1,151		2,039

Outbuildings/Site Improvements 660001982

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120

Qual 3 **Cond** 3 **Year** 2010 **Eff Age** 12

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (26.61 x 120)	3,193		3,193	1,469	1,724

CKCP	Chicken Coop	0x0x0	

Qual 2 **Cond** 2 **Year** 0 **Eff Age** 2026

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (5.87 x)					