



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:50:06
Page 1

Assessment Data				Primary Image					
Account	660002160								
Parcel ID	21N14E-03-3-00000-000-0000								
Cadastral ID	03-21-14-00510								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	282099								
CHAMPIONS INVESTMENT GROUP LLC									
10025 E 136TH ST N COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	6.93 - Acres						
Sec/Twn/Rng	3 / 21 / 14 / 3								
Neighborhood	5001 - TASC 2016								
School District	S021 - OWASSO SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.32321359 -95.81095239				7/9/2018					
SW/4 SW/4 SW/4 LESS S 33' AND LESS S'ERLY STRIP DEEED TO ODOT FOR HWY 20 ON BOOK 1710-205 DESC AS BEG PT ON W LINE 33' N01-1925W OF SW/C THEREOF; TH N01-1925W 66.15'; TH N85 5306E 211.67'; TH S89-1607E 150.08'; TH S87-2911E 155.32'; TH N88 4920E 145.52'; TH				Number	Description	Opened	Closed	Amount	
				R9	ROLL CORRECTED VALUE	09/2008	03/2009		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1457/605	SMITH, DEBRA	03/06/2003	385,000	YES
					965/77	SMITH, DEBRA	08/09/1994	0	No
					933/105	THIESSEN, WALTER A &	10/07/1993	45,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2004	Land Value	142,986	142,986	11%	15,728	Assessed	15,728	1,540.71
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	142,986	142,986	15,728	Total Taxable	15,728	1,541.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,541.00		
2024	2024-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,511.00		
2023	2023-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,474.00		
2022	2022-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,541.00		
2021	2021-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,522.00		
2020	2020-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,521.00		
2019	2019-660002160	CHAMPIONS INVESTMENT GROUP LLC	40	142,986	0	15,728	1,523.00		
2018	2018-660002160	CHAMPIONS INVESTMENT GROUP LLC	16	163,195	0	17,951	1,671.00		
2017	2017-660002160	CHAMPIONS INVESTMENT GROUP LLC	16	163,195	0	17,951	1,688.00		
2016	2016-660002160	CHAMPIONS INVESTMENT GROUP LLC	16	163,195	0	17,951	1,690.00		
2015	2015-660002160	CHAMPIONS INVESTMENT GROUP LLC	16	381,600	0	41,976	3,981.00		
2014	2014-660002160	CHAMPIONS INVESTMENT GROUP LLC	16	381,600	0	41,976	4,018.00		
2013	2013-660002160	CHAMPIONS INVESTMENT GROUP LLC	16	381,600	0	41,976	3,932.00		



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Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	6.93		
Non-Ag Acres	6.93		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	301,871.00 x .47 = 142,986		
Factor Value	0		
Adjustments			
Lot Value	142,986		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	871882
Total Building Area		Image Date	7/9/2018
Total Base Value		Name	IMG_2310.JPG
Modifier Value		Description	
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value			
Land Value	142,986		
Cost Approach Value	142,986		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	142,986
Effective Gross Income (EGI)		Total Appraised Value	142,986
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			