



# 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	660003521								
Parcel ID	000000-00-0-50040-056-0016								
Cadastral ID	05-19-17-03050								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	344475								
HIGGINS, LUKE ALAN									
605 E PENSACOLA ST BROKEN ARROW OK 74011-0000									
Parcel Location									
Situs									
Subdivision	GRANDVIEW								
Lot/Block	0016 / 0056	Parcel Size	8 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1205 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15092723 -95.51487155									
Building Permits									
LOTS 9 - 16 BLOCK 56 GRANDVIEW									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HULSEY, JUDY 1/2 INT &	05/21/2024	1,000	WB
					/	HUBBARD, HOMER HAMILTON JR	05/14/2019	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	77,006	9,937	11%	1,093	Assessed	1,093	87.51
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	77,006	9,937	1,093	Total Taxable	1,093	88.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003521	HIGGINS, LUKE ALAN	19	77,006	0	1,041	83.00		
2024	2024-660003521	HIGGINS, LUKE ALAN	19	72,756	0	992	80.00		
2023	2023-660003521	HULSEY, JUDY 1/2 INT &	19	32,200	0	944	76.00		
2022	2022-660003521	HULSEY, JUDY 1/2 INT &	19	32,200	0	899	73.00		
2021	2021-660003521	HULSEY, JUDY 1/2 INT &	19	32,200	0	857	69.00		
2020	2020-660003521	HULSEY, JUDY 1/2 INT &	19	32,200	0	816	66.00		
2019	2019-660003521	HULSEY, JUDY 1/2 INT &	19	32,200	0	777	64.00		
2018	2018-660003521	HUBBARD, HOMER HAMILTON JR	19	32,200	0	740	62.00		
2017	2017-660003521	HUBBARD, HOMER HAMILTON JR	19	32,200	0	705	59.00		
2016	2016-660003521	HUBBARD, HOMER HAMILTON JR	19	32,200	0	671	57.00		
2015	2015-660003521	HUBBARD, HOMER HAMILTON JR	19	32,200	0	640	56.00		
2014	2014-660003521	HUBBARD, HOMER HAMILTON JR	19	32,200	0	609	55.00		
2013	2013-660003521	HUBBARD, HOMER HAMILTON JR	19	32,200	0	580	49.00		



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Lot Data		Square-Foot - NBHD 1205 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	56000							
Non-Ag Acres	1.2857							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	56,006.00 x 1.37 = 77,006			660003521_001.JPG 12/6/2025				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	77,006			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model A Adam Test				
Base/Total Area /				Adjustment Model 1 2022 Residential				
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value 77,006				
Basement Area				Indicated Value 77,006 0.00 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 77,006 0.00 Total Value Per SqFt				
<b>Cost Approach</b>								
				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
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	+ 77,006					
Total Area	x	Indicated Value	= 77,006					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value