



# 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	660005803													
Parcel ID	000000-00-0-00606-005-0005													
Cadastral ID	06-22-16-02810													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	338255													
WESTLANE PROPERTIES LLC														
12104 N 73RD E AVE COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs	13277 S CEDAR ST													
Subdivision	PONDEROSA													
Lot/Block	0005 / 0005	Parcel Size 1 - Lots												
Sec/Twn/Rng	6 / 22 / 16 / 5													
Neighborhood	1085 - R-V04-NW SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.41685388 -95.65065663														
Building Permits														
LOT 5 BLOCK 5 PONDEROSA														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No			/	RITTER, JAMES A	10/09/2023	53,000	YES					
					/	TANDEM INVESTMENTS LLC	10/09/2023	73,000	YES					
					762/76			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	2024	Land Value	11,039	11,039	11%	1,214	Assessed	6,200	634.46					
Year Frozen	2005	Improvements	45,327	45,327		4,986	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	56,366	56,366		6,200	Total Taxable	6,200	634.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005803	WESTLANE PROPERTIES LLC	11	55,415	0	6,095	623.00							
2024	2024-660005803	WESTLANE PROPERTIES LLC	11	58,606	0	6,446	662.00							
2023	2023-660005803	JAMES A RITTER	11	75,443	1000	4,754	513.00							
2022	2022-660005803	JAMES A RITTER	11	76,709	1000	4,586	497.00							
2021	2021-660005803	JAMES A RITTER	11	79,272	1000	4,424	464.00							
2020	2020-660005803	JAMES A RITTER	11	80,100	1000	4,266	462.00							
2019	2019-660005803	MERCER, LOUISE MARIE	11	76,353	1000	4,112	440.00							
2018	2018-660005803	MERCER, LOUISE MARIE	11	82,869	1000	4,112	445.00							
2017	2017-660005803	MERCER, LOUISE MARIE	11	82,210	1000	4,113	434.00							
2016	2016-660005803	MERCER, LOUISE MARIE	11	80,129	1000	4,113	437.00							
2015	2015-660005803	MERCER, LOUISE MARIE	11	78,483	1000	4,113	440.00							
2014	2014-660005803	MERCER, LOUISE MARIE	11	80,914	1000	4,113	439.00							
2013	2013-660005803	MERCER, LOUISE MARIE	11	77,590	1000	4,112	432.00							



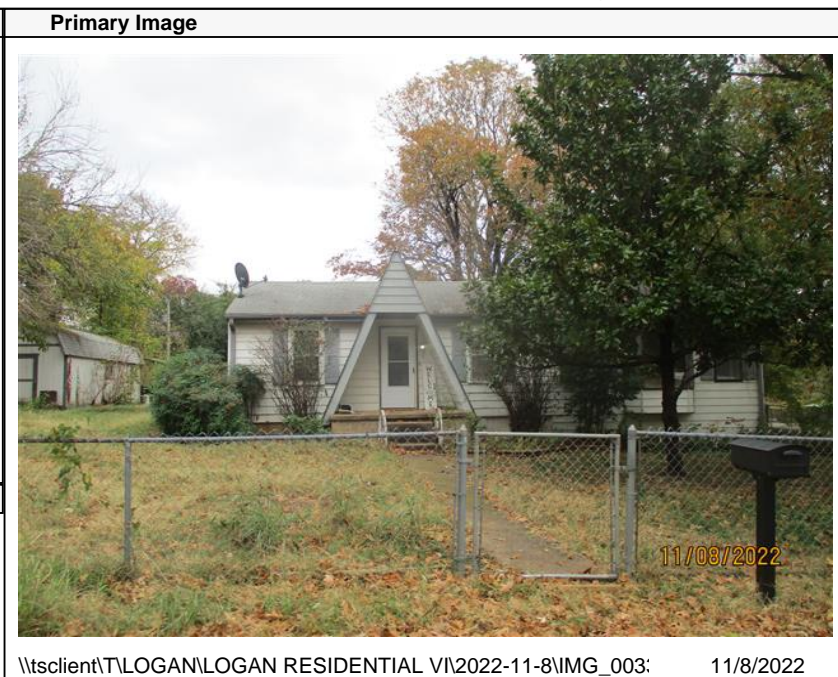
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	9020		
Non-Ag Acres	0.2744		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,952.00 x 3.15 = 37,649		
Factor Value			
Adjustments	0.2932		
Lot Value	11,039		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG\_003: 11/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,244 / 1,244
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 65

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	108,125	86.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	4,580 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.77	Total Misc Impr	+ 1,344				
Roofing Adj	+ 3.89	Garage Cost	+ 10,838				
Subfloor Adj	+ 2.31	Total RCN	= 142,466				
Heat/Cool Adj	+ 9.89	Depreciation ( 71%)	- 101,151				
Plumbing Adj	+ 3.87	Lump Sums	+ 4,012				
Basement Adj	+ 0.00	RCNLD	= 45,327				
Adj Base Cost	= 104.73	Lot Value	+ 11,039				
Total Area	x 1,244	Indicated Value	= 56,366				
Adjusted Cost	= 130,284	Value Per SqFt	45.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,327		
Lot Value	11,039		
Indicated Value	56,366	45.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	56,366	45.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13732	11x6		66	20.36		1,344
WODO	WOOD DECK - OPEN	13733	20x20		400	14.33	30%	4,012



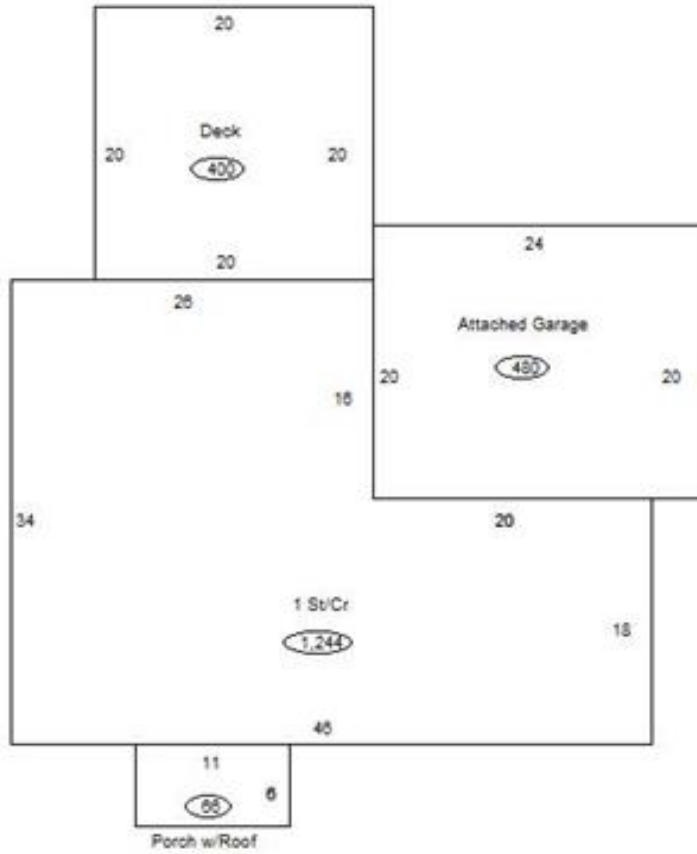
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,244	1.000	1,244
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	66	1.000	66
4	M	WODO		13	WODO	400	1.000	400
<b>Total Building Area</b>						1,244		1,244



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						