



# 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	660005908			No Image On File						
Parcel ID	20N15E-07-3-00000-000-0000									
Cadastral ID	07-20-15-01300									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	3							
Tax Area	20 - CATOOSA RURAL									
Name ID	347034									
ROWLAND, RACHAEL & JASON										
4156 S 173RD E AVE TULSA OK 74134-0000										
Parcel Location										
Situs	04688 N 193RD E AVE									
Subdivision										
Lot/Block	/	Parcel Size	3.6 - Acres							
Sec/Twn/Rng	7 / 20 / 15 / 3									
Neighborhood	2015 - UNPLATTED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.22163152 -95.76090094				Building Permits						
N 417.4' SW 7.27 AC LOT 4 LESS N 208.7' E 208.7'				Number	Description	Opened	Closed	Amount		
				C18000006	R18- NEW MINI STORAGE	10/2018	01/2019	43,000		
				R18	R18-POSS NEW STRUCTURE PER RE'	05/2017	11/2017			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	DOUBLE EAGLE PROPERTIES LLC	04/30/2025	300,500	YES	
					/	CADY, MITCHELL & AMY	01/21/2022	275,000	19	
					2530/327	MORELAND, DELBERT	02/17/2016	15,000	3	
					2487/727	NUCKOLS, NORMA SUE ET AL	07/15/2015	15,000	10	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2026	Land Value	226,002	226,002	11%	24,860	Assessed	33,072	3,071.07	
Year Frozen	0	Improvements	74,656	74,656		8,212	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	300,658	300,658		33,072	Total Taxable	33,072	3,071.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660005908	ROWLAND, RACHAEL & JASON			20	186,562	0	20,522	1,906.00	
2024	2024-660005908	DOUBLE EAGLE PROPERTIES LLC			20	187,522	0	20,627	1,866.00	
2023	2023-660005908	DOUBLE EAGLE PROPERTIES LLC			20	187,522	0	20,627	1,791.00	
2022	2022-660005908	DOUBLE EAGLE PROPERTIES LLC			20	94,280	0	10,217	889.00	
2021	2021-660005908	CADY, MITCHELL & AMY			20	50,800	0	5,175	455.00	
2020	2020-660005908	CADY, MITCHELL & AMY			20	50,800	0	4,929	436.00	
2019	2019-660005908	CADY, MITCHELL & AMY			20	45,640	0	4,694	420.00	
2018	2018-660005908	CADY, MITCHELL & AMY			20	40,640	0	4,470	398.00	
2017	2017-660005908	CADY, MITCHELL & AMY			20	40,640	0	4,470	404.00	
2016	2016-660005908	CADY, MITCHELL & AMY			20	40,640	0	4,470	398.00	
2015	2015-660005908	MORELAND, DELBERT			20	40,640	0	1,784	159.00	
2014	2014-660005908	NUCKOLS, NORMA SUE			20	40,640	0	1,699	154.00	
2013	2013-660005908	NUCKOLS, NORMA SUE			20	40,640	0	1,618	145.00	



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	3.7528							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	163,472.00 x .38 = 61,559							
Factor Value								
Adjustments	3.6713							
Lot Value	226,002							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent				
Roof Cover				Indicated Value				
Area on Slab								
Fixture/RghIn	/			<b>Multiple Regression</b>				
Bed/F/H Bath	/ /			MRA Code				
Basement Area				Adusted R				
Garage Type				Indicated Value				
Remodel								
Year/Eff Age	/			<b>Direct Comparables</b>				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Selection Model				
Base Cost	0.00	Total Misc Impr	+ 0	1 Res				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Adjustment Model				
Subfloor Adj	+ 0.00	Total RCN	= 0	A2 AO Test				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Comparables				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Indicated Value				
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 226,002	<b>Value Reconciliation</b>				
Total Area	x	Indicated Value	= 226,002	Selected Approach				
Adjusted Cost	= 0	Value Per SqFt	0.00	Cost Approach				
				Improvements				
				Lot Value				
				Indicated Value				
				Agland Value				
				Site Improvements				
				Total Value				
				Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
UTIL	Utility Building		48x50x14	Concrete	Formed Metal	2,400	
<b>Qual</b>	4	<b>Cond</b>	3	<b>Year</b>	2022	<b>Eff Age</b>	3

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.60 x 2,400)	75,840		75,840	3,792	72,048

LNT0	Lean To - Attached		8x48x10	Dirt	Formed Metal	400	
<b>Qual</b>	2	<b>Cond</b>	3	<b>Year</b>	2022	<b>Eff Age</b>	3

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.05 x 400)	3,220		3,220	612	2,608