



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	660005951								
Parcel ID	000000-00-0-00705-001-0013								
Cadastral ID	07-21-15-01130								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	344611								
ROBERTS, LEO L									
8809 N 145TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	04368 E 483 RD								
Subdivision	ROLLING MEADOWS EXT								
Lot/Block	0013 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 15 / 5								
Neighborhood	1106 - R-V01,4-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31691719 -95.75218755									
Building Permits									
LOT 13 BLOCK 1 ROLLING MEADOWS EXT									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	ROBERTS LAND CO LLC	11/03/2023	0	4
					1789/34	TRASK, JASON C &	07/05/2006	134,000	YES
					1603/242	ROBERTS, LEO & ELIZABETH C	07/01/2004	100,000	YES
					860/684			15,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2007	Land Value	97,548	44,912	11%	4,940	Assessed	15,167	1,646.20
Year Frozen	0	Improvements	102,076	92,974		10,227	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	199,624	137,886		15,167	Total Taxable	15,167	1,646.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005951	ROBERTS, LEO L	7	194,273	0	14,445	1,568.00		
2024	2024-660005951	ROBERTS, LEO L	7	199,483	0	13,757	1,518.00		
2023	2023-660005951	ROBERTS LAND CO LLC	7	125,229	0	13,102	1,415.00		
2022	2022-660005951	ROBERTS LAND CO LLC	7	115,005	0	12,478	1,400.00		
2021	2021-660005951	ROBERTS LAND CO LLC	7	108,039	0	11,884	1,320.00		
2020	2020-660005951	ROBERTS LAND CO LLC	7	106,681	0	11,735	1,302.00		
2019	2019-660005951	ROBERTS LAND CO LLC	7	103,399	0	11,374	1,262.00		
2018	2018-660005951	ROBERTS LAND CO LLC	7	107,142	0	11,786	1,265.00		
2017	2017-660005951	ROBERTS LAND CO LLC	7	106,449	0	11,709	1,268.00		
2016	2016-660005951	ROBERTS LAND CO LLC	7	104,287	0	11,472	1,244.00		
2015	2015-660005951	ROBERTS LAND CO LLC	7	101,613	0	11,177	1,220.00		
2014	2014-660005951	ROBERTS LAND CO LLC	7	103,661	0	11,403	1,254.00		
2013	2013-660005951	ROBERTS LAND CO LLC	7	121,070	0	13,055	1,409.00		



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.3411		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	101,978.00 x .96 = 97,548		
Factor Value			
Adjustments	1.0000		
Lot Value	97,548		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	768 / 1,152
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	768
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	122,627 106.45 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	76,081
Lot Value	97,548
Indicated Value	173,629 150.72 Per SqFt
Agland Value	
Site Improvements	25,995
Total Value	199,624 173.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.18	Total Misc Impr	+ 4,593
Roofing Adj	+ 3.06	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 131,175
Heat/Cool Adj	+ 10.30	Depreciation (42%)	- 55,094
Plumbing Adj	+ 4.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 76,081
Adj Base Cost	= 109.88	Lot Value	+ 97,548
Total Area	x 1,152	Indicated Value	= 173,629
Adjusted Cost	= 126,582	Value Per SqFt	150.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13958	16x10		160	20.79		3,326
PRCH	SLAB PORCH - COVERED	13959	10x6		60	21.11		1,267



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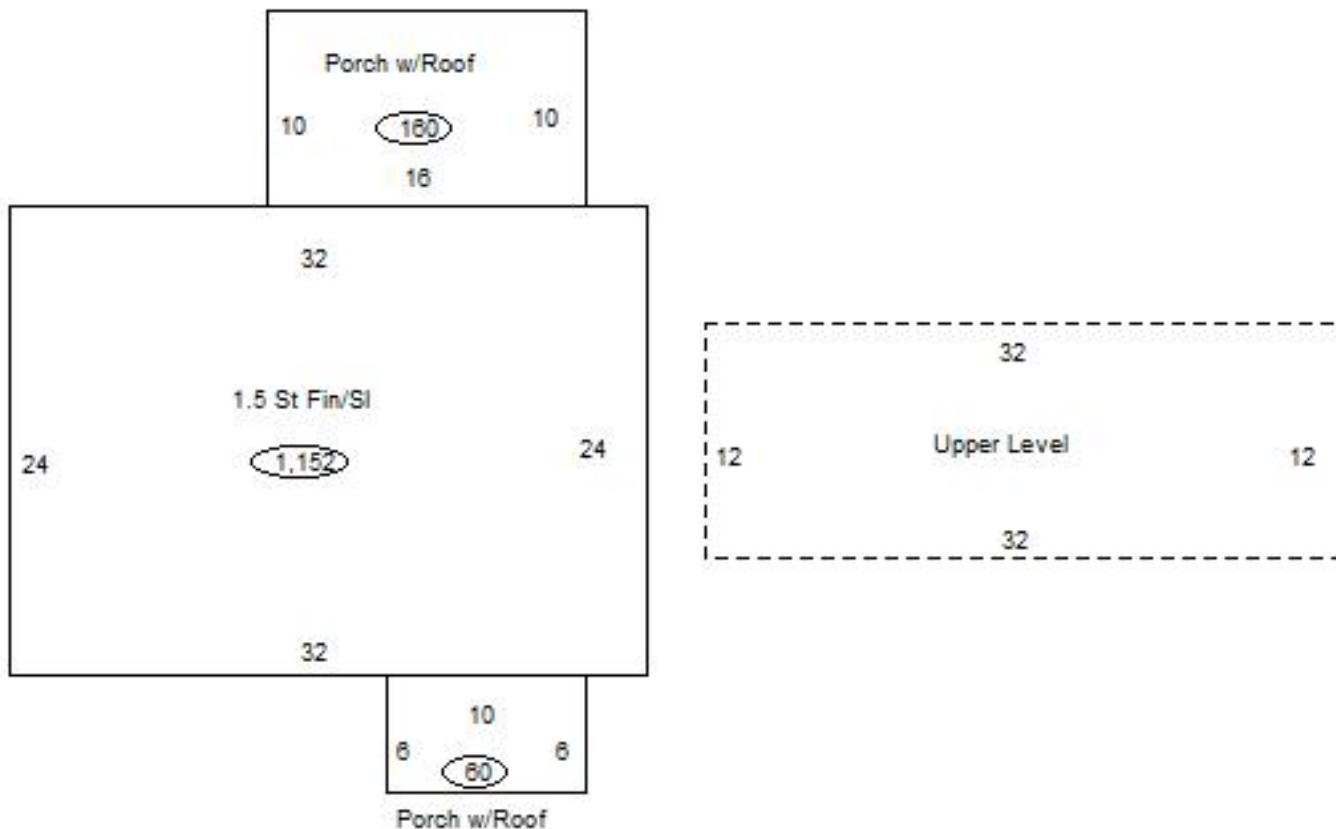
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	768	1.500	1,152
2	M	PRCH		13	SLBC	160	1.000	160
3	M	PRCH		13	SLBC	60	1.000	60
4	U	^UL		13	Upper Level	384	1.000	384
Total Building Area						768		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (50% Phys/ % Func) 21,533	RCNLD 21,532
	CPDT	CARPORT - DETACHED	20x36x0			720
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.33 x 720) 7,438		Modifier Total	RCN 7,438	Depr (40% Phys/ % Func) 2,975	RCNLD 4,463