



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:25:11  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660005981 <b>Parcel ID</b> 000000-00-0-00705-003-0005 <b>Cadastral ID</b> 07-21-15-01430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 288588 LORENTE, MANUEL L  10815 N 198TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 20767 S 4074 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0005 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0429\IMG_0046. 5/2/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31065491 -95.75041287																			
LOT 5 BLOCK 3 ROLLING MEADOWS EXT					<b>Building Permits</b> <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>8138</td> <td>R5 FOR IMPROVEMENTS</td> <td>07/2003</td> <td>12/2004</td> <td>75,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8138	R5 FOR IMPROVEMENTS	07/2003	12/2004	75,000
Number	Description	Opened	Closed	Amount															
8138	R5 FOR IMPROVEMENTS	07/2003	12/2004	75,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1675/840	BURKE, GINGER A	04/13/2005	93,000	YES										
					995/400	RIDLEY, CHARLES D	07/14/1995	40,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	2006		Land Value 127,461	71,799	11%	7,898	Assessed	15,504	1,682.77										
Year Frozen	0		Improvements 72,279	69,143		7,606	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 199,740	140,942		15,504	Total Taxable	14,504	1,585.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660005981	LORENTE, MANUEL L			7	197,354	1000	14,052	1,536.00										
2024	2024-660005981	LORENTE, MANUEL L			7	207,576	1000	13,615	1,517.00										
2023	2023-660005981	LORENTE, MANUEL L			7	130,105	1000	13,188	1,439.00										
2022	2022-660005981	LORENTE, MANUEL L			7	116,642	1000	11,831	1,342.00										
2021	2021-660005981	LORENTE, MANUEL L			7	116,426	1000	11,807	1,325.00										
2020	2020-660005981	LORENTE, MANUEL L			7	115,358	1000	11,689	1,310.00										
2019	2019-660005981	LORENTE, MANUEL L			7	115,041	1000	11,655	1,308.00										
2018	2018-660005981	LORENTE, MANUEL L			7	126,832	1000	12,952	1,405.00										
2017	2017-660005981	LORENTE, MANUEL L			7	125,997	1000	12,860	1,408.00										
2016	2016-660005981	LORENTE, MANUEL L			7	124,154	1000	12,657	1,387.00										
2015	2015-660005981	LORENTE, MANUEL L			7	122,646	1000	12,491	1,378.00										
2014	2014-660005981	LORENTE, MANUEL L			7	123,954	1000	12,190	1,355.00										
2013	2013-660005981	LORENTE, MANUEL L			7	119,319	1000	11,807	1,289.00										




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Date 04/17/2026  
Time 06:25:11  
Page 2

Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.3032 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 187,446.00 x .68 = 127,461 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 127,461		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,052 / 1,052
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	78,876	74.98	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	65,351		
<b>Lot Value</b>	127,461		
<b>Indicated Value</b>	192,812	183.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	6,928		
<b>Total Value</b>	199,740	189.87	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.47	<b>Total Misc Impr</b>	+	19,464			
<b>Roofing Adj</b>	+ 4.25	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.49	<b>Total RCN</b>	=	130,702			
<b>Heat/Cool Adj</b>	+ 0.76	<b>Depreciation ( 50%)</b>	-	65,351			
<b>Plumbing Adj</b>	+ 4.77	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	65,351			
<b>Adj Base Cost</b>	= 105.74	<b>Lot Value</b>	+	127,461			
<b>Total Area</b>	x 1,052	<b>Indicated Value</b>	=	192,812			
<b>Adjusted Cost</b>	= 111,238	<b>Value Per SqFt</b>		183.28			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	14046	24x10		240	8.81		2,114
PATO	SLAB PORCH - OPEN	14047	38x14		532	7.67		4,080
EPSW	Enclosed Porch - Solid Wall	139446	20x10	2023	200	54.34		10,868
PATO	Slab Porch - Open	153466	304		304	7.90		2,402





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Date 04/17/2026  
 Time 06:25:11  
 Page 4

660005981

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 576)		9,216		9,216	2,765	6,451
	LF	LOAFING SHED	10x14x0			140	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 140)		596		596	119	477