



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:32:33
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Assessment Data					Primary Image																			
Account	660006025																							
Parcel ID	000000-00-0-00699-001-0001																							
Cadastral ID	07-21-15-01880																							
Property Type	REAL - Real Property																							
Property Class	RRP	VI Area 4																						
Tax Area	7 - OWASSO/LIMESTONE FIRE																							
Name ID	264665																							
LEAL, CADIR JOE																								
4110 E 488 RD OWASSO OK 74055-0000																								
Parcel Location																								
Situs	04110 E 488 RD																							
Subdivision	ROLLING MEADOWS EXT 1																							
Lot/Block	0001 / 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: 36.30936687 -95.75667753																								
Building Permits																								
LOT 1 BLOCK 1 ROLLING MEADOWS EXT 1																								
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
1049/140	BERRY, CLOVIS R &	12/11/1996	46,000	No																				
975/65	WHITE, MARLIN D &	11/18/1994	47,000	Yes																				
853/576			16,500	No																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																
Remove Cap	0	Land Value	114,653	55,473	11%	6,102	Assessed	7,163	777.46															
Year Frozen	0	Improvements	6,144	2,171		239	Penalty	0																
Uncapped Value	0	Mobile Home	8,637	7,473		822	Exemption	1,000	-97.00															
TIF Project ID	0	Total Value	129,434	65,117		7,163	Total Taxable	6,163	680.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660006025	LEAL, CADIR JOE	7	129,201	1000	5,954	657.00																	
2024	2024-660006025	LEAL, CADIR JOE	7	129,246	1000	5,753	649.00																	
2023	2023-660006025	LEAL, CADIR JOE	7	59,593	1000	5,555	615.00																	
2022	2022-660006025	LEAL, CADIR JOE	7	60,284	1000	5,398	620.00																	
2021	2021-660006025	LEAL, CADIR JOE	7	58,427	1000	5,211	593.00																	
2020	2020-660006025	LEAL, CADIR JOE	7	58,173	1000	5,030	572.00																	
2019	2019-660006025	LEAL, CADIR JOE	7	57,411	1000	4,855	553.00																	
2018	2018-660006025	LEAL, CADIR JOE	7	56,081	1000	4,454	493.00																	
2017	2017-660006025	LEAL, CADIR JOE	7	55,786	1000	4,295	480.00																	
2016	2016-660006025	LEAL, CADIR JOE	7	55,001	1000	4,141	463.00																	
2015	2015-660006025	LEAL, CADIR JOE	7	55,771	1000	3,991	449.00																	
2014	2014-660006025	LEAL, CADIR JOE	7	56,197	1000	3,846	437.00																	
2013	2013-660006025	LEAL, CADIR JOE	7	56,197	1000	3,705	414.00																	



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.463		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	150,850.00 x .76 =	114,653	
Factor Value			
Adjustments	1.0000		
Lot Value		114,653	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	114,653
Indicated Value	114,653 0.00 Per SqFt
Agland Value	
Site Improvements	6,144
Total Value	120,797 0.00 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+	114,653			
Total Area	x	Indicated Value	=	114,653			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Miscellaneous Improvements

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
	STF	STG FAIR	0x0x0			160
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 160) 749		Modifier Total	RCN	Depr (100% Phys/ % Func) 749 749	RCNLD
	DTGF	DETACHED GARAGE FAIR	0x0x0			960
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 960) 15,360		Modifier Total	RCN	Depr (60% Phys/ % Func) 15,360 9,216	RCNLD 6,144



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 76 x 14
Condition	1.9 - Low
Quality	1.9 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,064 / 1,064
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 49

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	30.80	Total Misc Impr	+ 5,233				
Roofing Adj	+ 2.54	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 47,985				
Heat/Cool Adj	+ 0.00	Depreciation (82%)	- 39,348				
Plumbing Adj	+ 6.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 8,637				
Adj Base Cost	= 40.18	Lot Value	+ 0				
Total Area	x 1,064	Indicated Value	= 8,637				
Adjusted Cost	= 42,752	Value Per SqFt	8.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	8,637		
Lot Value			
Indicated Value	8,637	8.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	8,637	8.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	139756	144		144	36.34		5,233



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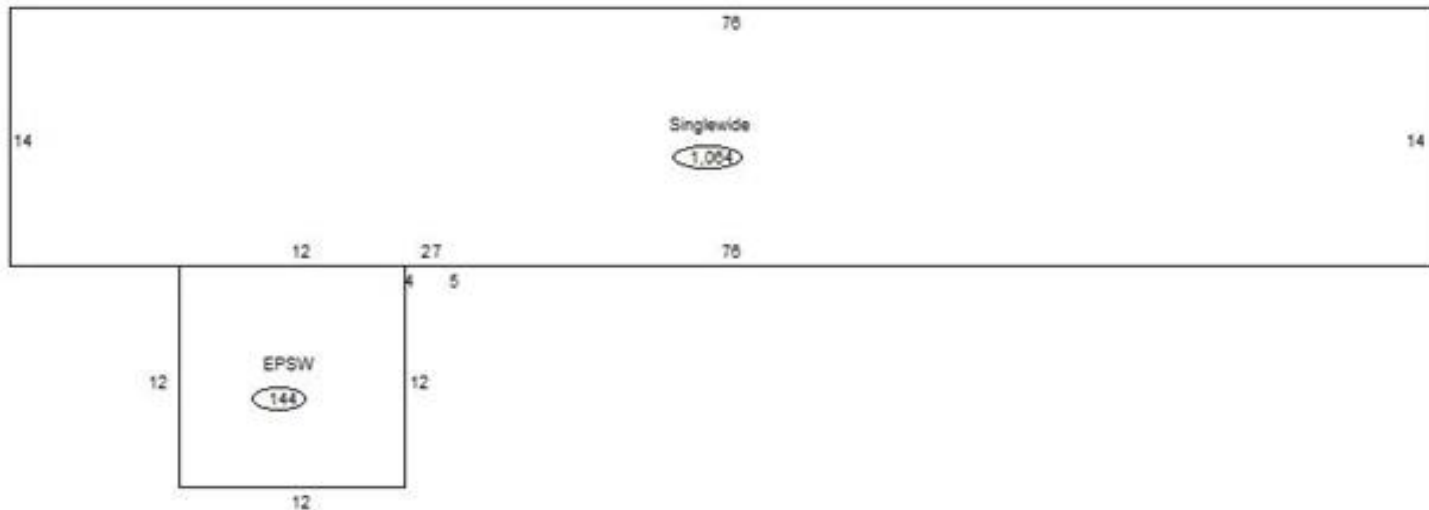
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,064	1.000	1,064
2	M	EPSW		10	EPSW	144	1.000	144
Total Building Area						1,064		1,064