



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
<b>Account</b> 660006491 <b>Parcel ID</b> 22N15E-07-1-00000-000-0000 <b>Cadastral ID</b> 07-22-15-03000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 347170 EZZAT-AHMADI, HAMID & IRENE EZZAT  8407 S 4130 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 14035 S HWY 169 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.43 - Acres <b>Sec/Twn/Rng</b> 7 / 22 / 15 / 1 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\060722 (70)\IMG_0001.JPG 6/7/2022</p>									
<b>Legal Description</b> Lat/Long: 36.40707655 -95.75430885														
TR DESC 2021-016015 AS COMM NW/C SEC; N88.4204E 1347.49'; S01 3656E 427.01' TO POB; N68.2252E 213.12'; S01.2723E 150.71'; S88 4236W 200.04'; S01.2734E 173'; S01.1243E 314.05'; S88.4252W 282.35'; N01.2311W 123.37'; N29.3949W 318.62'; N68.2737E 462.21' TO POB.					<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>R19</td> <td>R21-SPLIT/ POSS COMM?</td> <td>03/2018</td> <td>04/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
R19	R21-SPLIT/ POSS COMM?	03/2018	04/2018											
<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>					
					/	LEON HOLDING CO LLC	05/23/2025	220,000	15					
					/	STORAGE MONTANA II LLC	04/07/2022	0	4					
					/	LEON HOLDING CO LLC	09/01/2021	0	4					
					/	ATZBACH, JERRY	08/10/2021	322,000	YES					
					2689/80	ANYTIME SEPTIC INC	01/30/2018	0	4					
					2621/389	BEGLEY, MARK-ESTATE &	03/28/2017	65,000	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>	108.182	<b>Current Tax</b>					
<b>Remove Cap</b>	2026	<b>Land Value</b>	220,034	220,034	11%	24,204	<b>Assessed</b>	24,204	2,618.43					
<b>Year Frozen</b>	0	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0						
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00					
<b>TIF Project ID</b>	0	<b>Total Value</b>	220,034	220,034		24,204	<b>Total Taxable</b>	24,204	2,618.00					
<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	2025-660006491	EZZAT-AHMADI, HAMID &			10	322,033	0	35,424	3,832.00					
2024	2024-660006491	LEON HOLDING CO LLC			10	322,033	0	35,424	3,710.00					
2023	2023-660006491	LEON HOLDING CO LLC			10	322,000	0	35,420	3,683.00					
2022	2022-660006491	LEON HOLDING CO LLC			10	318,255	0	35,008	3,624.00					
2021	2021-660006491	LEON HOLDING CO LLC			10	73,157	0	7,883	822.00					
2020	2020-660006491	ATZBACH, JERRY			10	73,157	0	7,508	794.00					
2019	2019-660006491	ATZBACH, JERRY			10	65,002	0	7,150	742.00					
2018	2018-660006491	ATZBACH, JERRY			10	65,002	0	7,150	768.00					
2017	2017-660006491	ANYTIME SEPTIC INC			10	22,800	0	1,912	217.00					
2016	2016-660006491	BEGLEY, MARK &			10	22,800	0	1,821	189.00					
2015	2015-660006491	BEGLEY, MARK &			10	22,800	0	1,734	170.00					
2014	2014-660006491	BEGLEY, MARK &			10	25,356	0	1,652	161.00					
2013	2013-660006491	BEGLEY, MARK &			10	25,356	0	1,574	149.00					



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Lot Data		Square-Foot - HARD ROCK CAS AREA		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities		1						
Method	Square-Foot							
Base Lot Value	192,971.00 x 8.39 = 1,618,255							
Factor Value				\\tsclient\T\TOMMY DUNLAP\060722 (70)\IMG_0001.JPG 6/7/2022				
Adjustments	0.1360			<b>GRM Approach</b>				
Lot Value	220,034			GRM Code				
<b>Residential Data</b>				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			<b>Multiple Regression</b>				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				<b>Direct Comparables</b>				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				<b>Value Reconciliation</b>				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 220,034				
Garage Type				Indicated Value 220,034 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements				
<b>Cost Approach</b>				Total Value 220,034 0.00 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 220,034					
Total Area	x	Indicated Value	= 220,034					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<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	SHOP BUILDING	0x0x0			660
	Qual 2	Cond 3	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 (31.28 x 660)	20,645		20,645	20,645	

LT	LEAN-TO		0x0x0			360
Qual 3	Cond 3	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 (2.92 x 360)	1,051		1,051	1,051	