



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:08:25  
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Assessment Data					Primary Image														
<b>Account</b> 660011643 <b>Parcel ID</b> 000000-00-0-00384-002-0023 <b>Cadastral ID</b> 11-21-14-04620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 313623 ARZU, GERSON  420 S 79TH E AVE TULSA OK 74112-0000  <b>Parcel Location</b> <b>Situs</b> 17613 E 111TH ST N <b>Subdivision</b> HOFFMAN ACRES <b>Lot/Block</b> 0023 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG_0033. 9/6/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31607546 -95.77939301																			
LOT 23 BLOCK 2 HOFFMAN ACRES					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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	2434/527 998/22	HINDMAN, BILL E & PRUITT, JACK M	10/27/2014 06/20/1995	25,000 27,000	5 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>	97.960	<b>Current Tax</b>										
Remove Cap	2015		Land Value 88,091	30,794	11%	3,387	Assessed	3,877	379.79										
Year Frozen	0		Improvements 2,048	81		9	Penalty	0											
Uncapped Value	0		Mobile Home 4,712	4,374		481	Exemption	1,000	-98.00										
TIF Project ID	0		<b>Total Value</b> 94,851	35,249		3,877	<b>Total Taxable</b>	2,877	282.00										
<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	2025-660011643	ARZU, GERSON			3	94,733	1000	2,765	271.00										
2024	2024-660011643	ARZU, GERSON			3	109,300	1000	2,656	255.00										
2023	2023-660011643	ARZU, GERSON			3	36,171	1000	2,549	239.00										
2022	2022-660011643	ARZU, GERSON			3	31,321	1000	2,445	240.00										
2021	2021-660011643	ARZU, GERSON			3	31,543	1000	2,382	230.00										
2020	2020-660011643	ARZU, GERSON			3	31,421	1000	2,283	221.00										
2019	2019-660011643	ARZU, GERSON			3	31,050	1000	2,187	211.00										
2018	2018-660011643	ARZU, GERSON			3	28,130	1000	2,094	195.00										
2017	2017-660011643	ARZU, GERSON			3	28,048	1000	2,085	196.00										
2016	2016-660011643	ARZU, GERSON			3	28,048	1000	2,085	196.00										
2015	2015-660011643	ARZU, GERSON			3	28,007	1000	2,081	197.00										
2014	2014-660011643	HINDMAN, BILL E &			3	27,048	1000	1,603	153.00										
2013	2013-660011643	HINDMAN, BILL E &			3	27,048	1000	1,528	143.00										



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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	9000		
Non-Ag Acres	1.1653		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	50,760.00 x 1.74 = 88,091		
Factor Value			
Adjustments	1.0000		
Lot Value	88,091		



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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	88,091
Indicated Value	88,091 0.00 Per SqFt
Agland Value	
Site Improvements	2,048
Total Value	90,139 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	+	88,091			
Total Area	x	Indicated Value	=	88,091			
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
	DTGF	DETACHED GARAGE FAIR				640
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (16.00 x 640)	10,240	10,240	8,192	2,048



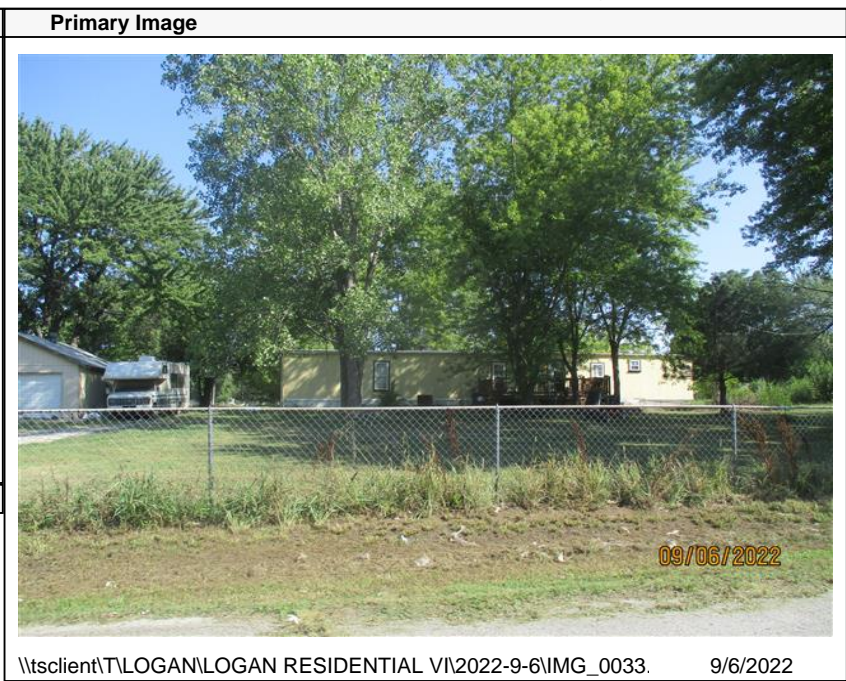
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Lot Data	
Lot Size	-
Lot Count	1
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	0
	0
Method	
Base Lot Value	
Factor Value	
Adjustments	1.0000
Lot Value	



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Residential Data	
Type	6 Mobile Home 80 x 14
Condition	1.7 - Low
Quality	1.7 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 47

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	30.17	Total Misc Impr	+	0			
Roofing Adj	+ 2.41	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	47,118			
Heat/Cool Adj	+ 3.39	Depreciation ( 90%)	-	42,406			
Plumbing Adj	+ 6.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	4,712			
Adj Base Cost	= 42.07	Lot Value	+				
Total Area	x 1,120	Indicated Value	=	4,712			
Adjusted Cost	= 47,118	Value Per SqFt		4.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	4,712		
Lot Value			
Indicated Value	4,712	4.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	4,712	4.21	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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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	1,120	1.000	1,120
<b>Total Building Area</b>						1,120		1,120