



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:17:56  
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Assessment Data					Primary Image				
Account	660012350				No Image On File				
Parcel ID	000000-00-0-00696-001-0003								
Cadastral ID	12-21-14-01830								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	267028								
TRACZ, JOHN G &									
YANETH									
4840 BRENDA DR									
ORLANDO FL 32812-0000									
<b>Parcel Location</b>									
<b>Situs</b>									
Subdivision	ROLLING MEADOWS								
Lot/Block	0003 / 0001	Parcel Size .9 - Lots							
Sec/Twn/Rng	12 / 21 / 14 / 5								
Neighborhood	1106 - R-V01,4-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.32073595 -95.76118084									
LOT 3 BLOCK 1 ROLLING MEADOWS LESS N'ERLY STRIP DEEDED TO ODOT FOR HWY ON BOOK 1696-529 DESC AS BEG NW/C THEREOF; TH N88-4204E 331.57' ; TH S01-3805E 61.76'; TH S87-5640W 331.58'; TH N01-3805W 66.14' TO POB.					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1391/584	ALEXANDER, GARY E	07/11/2002	45,000	YES
					848/536			24,670	No
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2003	Land Value	122,014	14,612	11%	1,607	Assessed	1,607	174.42
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	122,014	14,612		1,607	Total Taxable	1,607	174.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660012350	TRACZ, JOHN G &			7	122,014	0	1,531	166.00
2024	2024-660012350	TRACZ, JOHN G &			7	122,014	0	1,458	161.00
2023	2023-660012350	TRACZ, JOHN G &			7	70,000	0	1,389	150.00
2022	2022-660012350	TRACZ, JOHN G &			7	70,000	0	1,323	149.00
2021	2021-660012350	TRACZ, JOHN G &			7	70,000	0	1,260	140.00
2020	2020-660012350	TRACZ, JOHN G &			7	70,000	0	1,200	133.00
2019	2019-660012350	TRACZ, JOHN G &			7	70,000	0	1,143	126.00
2018	2018-660012350	TRACZ, JOHN G &			7	60,000	0	1,088	117.00
2017	2017-660012350	TRACZ, JOHN G &			7	60,000	0	1,036	112.00
2016	2016-660012350	TRACZ, JOHN G &			7	60,000	0	987	107.00
2015	2015-660012350	TRACZ, JOHN G &			7	60,000	0	940	102.00
2014	2014-660012350	TRACZ, JOHN G &			7	60,000	0	895	99.00
2013	2013-660012350	TRACZ, JOHN G &			7	60,000	0	853	92.00



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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.9							
Non-Ag Acres	3.9459							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	171,883.00 x .71 = 122,014							
Factor Value								
Adjustments	1.0000							
Lot Value	122,014							
<b>Residential Data</b>								
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	122,014			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+	122,014				
Total Area	x	Indicated Value	=	122,014				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value