



# 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> 660012359 <b>Parcel ID</b> 000000-00-0-00696-001-0012 <b>Cadastral ID</b> 12-21-14-01920 <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> 348843 DIKEMAN INVESTMENTS LLC  1900 S COUNTRY LN TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 11412 N 193RD E AVE <b>Subdivision</b> ROLLING MEADOWS <b>Lot/Block</b> 0012 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 14 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0053.JPG 8/22/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.31957263 -95.75954035																																																						
LOT 12 BLOCK 1 ROLLING MEADOWS					<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																																								
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<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>																																													
					/	JOE HOMEBUYER OF	11/21/2025	200,500	YES																																													
					/	LEE, VINCENT JR	11/18/2025	152,500	PQ																																													
					1617/85	WALLS, PHILLIP D &	08/31/2004	133,000	YES																																													
					1521/481	GIUSEPPONE, DANIEL & MARY-M	08/29/2003	135,333	YES																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 89,758</td> <td>89,758</td> <td>11%</td> <td>9,873</td> <td>Assessed</td> <td>24,666</td> <td>2,677.20</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 134,486</td> <td>134,486</td> <td> </td> <td>14,793</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 224,244</td> <td>224,244</td> <td> </td> <td>24,666</td> <td>Total Taxable</td> <td>24,666</td> <td>2,677.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2026	Land Value 89,758	89,758	11%	9,873	Assessed	24,666	2,677.20	Year Frozen	0	Improvements 134,486	134,486		14,793	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 224,244	224,244		24,666	Total Taxable	24,666	2,677.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012359	LEE, VINCENT JR &	7	261,868	0	22,946	2,491.00																																															
2024	2024-660012359	LEE, VINCENT JR &	7	270,539	0	21,854	2,412.00																																															
2023	2023-660012359	LEE, VINCENT JR &	7	189,209	0	20,813	2,247.00																																															
2022	2022-660012359	LEE, VINCENT JR &	7	185,299	0	20,383	2,288.00																																															
2021	2021-660012359	LEE, VINCENT JR &	7	190,722	0	20,979	2,330.00																																															
2020	2020-660012359	LEE, VINCENT JR &	7	191,549	0	21,070	2,336.00																																															
2019	2019-660012359	LEE, VINCENT JR &	7	184,549	0	20,300	2,252.00																																															
2018	2018-660012359	LEE, VINCENT JR &	7	180,159	0	19,817	2,128.00																																															
2017	2017-660012359	LEE, VINCENT JR &	7	178,986	0	19,688	2,133.00																																															
2016	2016-660012359	LEE, VINCENT JR &	7	175,461	0	19,301	2,093.00																																															
2015	2015-660012359	LEE, VINCENT JR &	7	172,601	0	18,986	2,071.00																																															
2014	2014-660012359	LEE, VINCENT JR &	7	177,598	0	18,920	2,081.00																																															
2013	2013-660012359	LEE, VINCENT JR &	7	163,810	0	18,019	1,945.00																																															




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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> 4.4543 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 194,029.00 x .67 = 129,765 <b>Factor Value</b> <b>Adjustments</b> 0.6917 <b>Lot Value</b> 89,758		 <p>\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0053.JPG 8/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,661 / 1,661
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,661
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.16	<b>Total Misc Impr</b>	+ 11,665				
<b>Roofing Adj</b>	+ 4.33	<b>Garage Cost</b>	+ 12,100				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 231,872				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 97,386				
<b>Plumbing Adj</b>	+ 8.48	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 134,486				
<b>Adj Base Cost</b>	= 125.29	<b>Lot Value</b>	+ 89,758				
<b>Total Area</b>	x 1,661	<b>Indicated Value</b>	= 224,244				
<b>Adjusted Cost</b>	= 208,107	<b>Value Per SqFt</b>	135.01				

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	170,045	102.38	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	220,260		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	134,486		
<b>Lot Value</b>	89,758		
<b>Indicated Value</b>	224,244	135.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	224,244	135.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	29428	17x5		85	24.00		2,040
PRCH	SLAB PORCH - COVERED	29429	16x12		192	23.59		4,529



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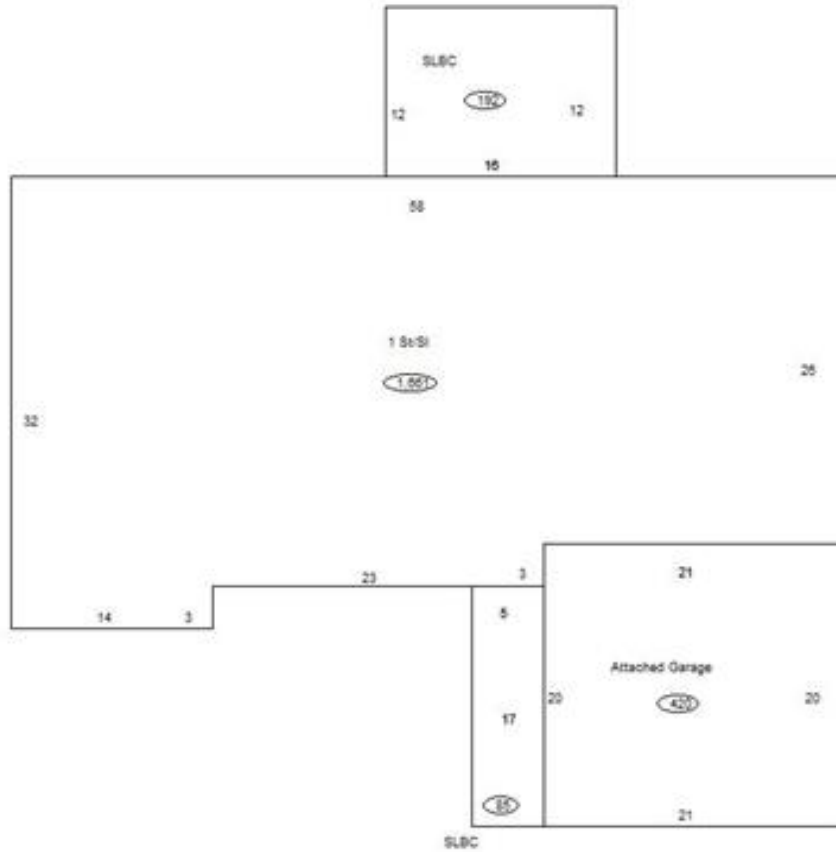
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,661	1.000	1,661
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	85	1.000	85
4	M	PRCH		10	SLBC	192	1.000	192
<b>Total Building Area</b>						1,661		1,661



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			680
	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 (10.48 x 680)		7,126		7,126	7,126	7,126