



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660013090													
Parcel ID	21N14E-13-2-00000-000-0000													
Cadastral ID	13-21-14-00100													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	345463													
SPATARO, LORI JO														
REVOCABLE TRUST														
10217 N 177TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	10217 N 177TH E AVE													
Subdivision														
Lot/Block	/	Parcel Size	11.83 - Acres											
Sec/Twn/Rng	13 / 21 / 14 / 2													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.30259980 -95.77410362														
TR IN NW/4, BEG NW/C, S 1579.76', E 25' TO POB, E 1295.14', TO E/L W2 NW, S 397.85', W 1295.49', N 398.02' TO POB														
Building Permits														
<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										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	SPATARO, ALBERT JOHN TRUSTEE	10/02/2024	0	4										
1116/114	MCCONAGHIE, LARRY &	04/22/1998	146,000	Yes										
951/379	A&W LAND DEVELOPMENT INC	03/24/1994	54,000	No										
948/329	HERRINGTON, CARL G EST	02/22/1994	344,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	1999	Land Value	1,448	1,448	11%	159	Assessed	11,590						
Year Frozen	0	Improvements	103,918	103,918		11,431	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	105,366	105,366		11,590	Total Taxable	11,590						
1,258.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013090	SPATARO, LORI JO	7	103,869	0	11,425	1,240.00							
2024	2024-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	106,652	1000	10,508	1,174.00							
2023	2023-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	106,327	1000	10,173	1,113.00							
2022	2022-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	104,574	1000	9,847	1,120.00							
2021	2021-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	97,500	1000	9,532	1,072.00							
2020	2020-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	95,672	1000	9,225	1,037.00							
2019	2019-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	90,249	1000	8,927	1,005.00							
2018	2018-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	93,784	1000	9,317	1,014.00							
2017	2017-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	92,348	1000	9,158	1,006.00							
2016	2016-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	90,115	1000	8,912	981.00							
2015	2015-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	92,883	1000	8,688	962.00							
2014	2014-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	92,396	1000	8,406	939.00							
2013	2013-660013090	SPATARO, ALBERT JOHN TRUSTEE	7	89,684	1000	8,132	892.00							



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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,796 / 1,796
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

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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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.96	Total Misc Impr	+ 4,186				
Roofing Adj	+ 4.27	Garage Cost	+ 0				
Subfloor Adj	+ 1.21	Total RCN	= 208,427				
Heat/Cool Adj	+ 11.47	Depreciation ( 69%)	- 143,815				
Plumbing Adj	+ 5.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 64,612				
Adj Base Cost	= 113.72	Lot Value	+ 0				
Total Area	x 1,796	Indicated Value	= 64,612				
Adjusted Cost	= 204,241	Value Per SqFt	35.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,612		
Lot Value			
Indicated Value	64,612	35.98	Per SqFt
Agland Value	1,448		
Site Improvements	39,306		
Total Value	105,366	58.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	31251	26x6		156	23.73		3,702
PRCH	SLAB PORCH - COVERED	31252	5x4		20	24.21		484



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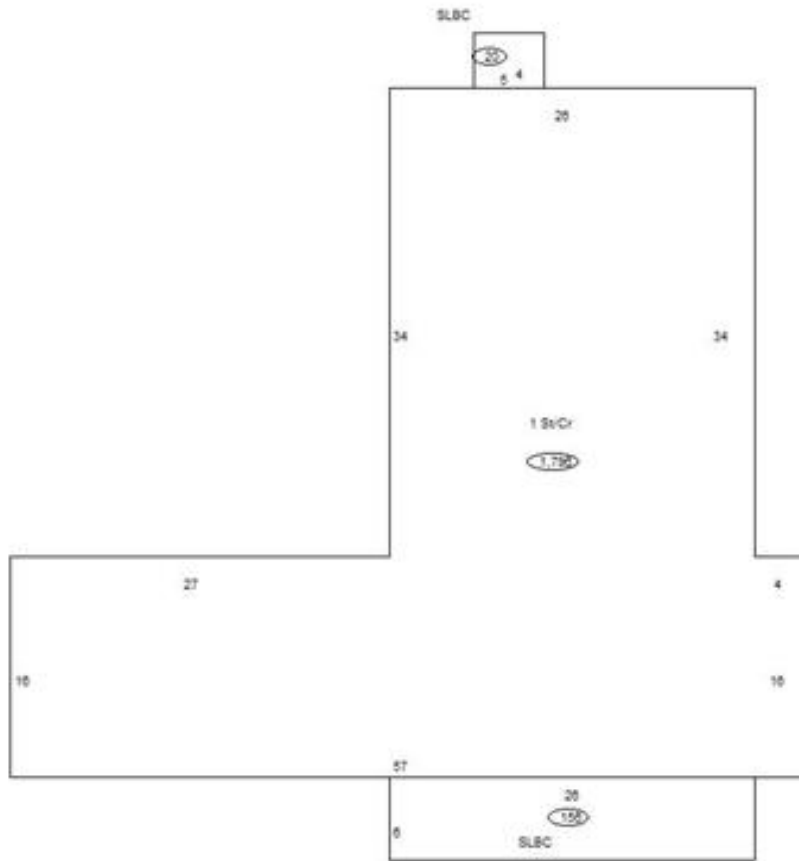
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,796	1.000	1,796
2	M	PRCH		10	SLBC	156	1.000	156
3	M	PRCH		10	SLBC	20	1.000	20
<b>Total Building Area</b>						<b>1,796</b>		<b>1,796</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		30x60x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.39 x 1,800)	16,902		16,902	6,761	10,141
	BARN BARN		32x70x0			2,240
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.96 x 2,240)	20,070		20,070	8,028	12,042
	BARN BARN		14x42x0			588
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 588)	6,162		6,162	2,773	3,389
	BARN BARN		52x43x0			2,236
	Qual 3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.54 x 2,236)	23,567		23,567	11,784	11,783
	CPDT CARPORT - DETACHED		20x18x0			360
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.84 x 360)	3,902		3,902	1,951	1,951



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	11.830	122	122	1,448	1,448
<b>NTV PST Totals</b>						11.830			1,448	1,448
<b>Total Agland</b>						11.830			1,448	1,448