



# 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> 660013165 <b>Parcel ID</b> 000000-00-0-00264-001-0003 <b>Cadastral ID</b> 13-21-14-02080 <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> 126644 TUZZOLINO, VINCENT S &  PATRICIA J - TRUSTEES 19110 E QUEENSBOROUGH CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19110 QUEENSBOROUGH CT <b>Subdivision</b> DOVER POND <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>06/02/2022 09:21</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0602\IMG_0004. 6/2/2022</p>														
<b>Legal Description</b> Lat/Long: 36.29347296 -95.76030515																			
LOT 3 BLOCK 1 DOVER POND					<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	824/24			35,000	No										
<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>	108.538	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	108,268	108,268	11%	11,909	<b>Assessed</b>	41,961	4,554.36										
Year Frozen	0	<b>Improvements</b>	273,203	273,203		30,052	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-97.00										
TIF Project ID	0	<b>Total Value</b>	381,471	381,471		41,961	<b>Total Taxable</b>	40,961	4,457.00										
<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	2025-660013165	TUZZOLINO, VINCENT S &			7	379,822	1000	40,780	4,437.00										
2024	2024-660013165	TUZZOLINO, VINCENT S &			7	399,243	1000	39,586	4,383.00										
2023	2023-660013165	TUZZOLINO, VINCENT S &			7	368,375	1000	38,404	4,162.00										
2022	2022-660013165	TUZZOLINO, VINCENT S &			7	347,788	1000	37,257	4,196.00										
2021	2021-660013165	TUZZOLINO, VINCENT S &			7	373,509	1000	39,787	4,431.00										
2020	2020-660013165	TUZZOLINO, VINCENT S &			7	367,510	1000	38,600	4,294.00										
2019	2019-660013165	TUZZOLINO, VINCENT S &			7	349,511	1000	37,446	4,169.00										
2018	2018-660013165	TUZZOLINO, VINCENT S &			7	360,236	1000	38,626	4,161.00										
2017	2017-660013165	TUZZOLINO, VINCENT S &			7	357,295	1000	38,302	4,164.00										
2016	2016-660013165	TUZZOLINO, VINCENT S &			7	378,163	1000	39,370	4,283.00										
2015	2015-660013165	TUZZOLINO, VINCENT S &			7	367,312	1000	38,194	4,182.00										
2014	2014-660013165	TUZZOLINO, VINCENT S &			7	371,396	1000	37,052	4,090.00										
2013	2013-660013165	TUZZOLINO, VINCENT S &			7	351,791	1000	35,944	3,895.00										



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9379	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	40,856.00 x 2.65 = 108,268	
Factor Value		
Adjustments	1.0000	
Lot Value	108,268	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,547 / 3,073
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	1,547
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0602\IMG\_0004. 6/2/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	357,957	116.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	481,690		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,203		
Lot Value	108,268		
Indicated Value	381,471	124.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	381,471	124.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.15	Total Misc Impr	+ 11,888				
Roofing Adj	+ 3.18	Garage Cost	+ 23,426				
Subfloor Adj	+ -1.82	Total RCN	= 401,769				
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	- 128,566				
Plumbing Adj	+ 7.27	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 273,203				
Adj Base Cost	= 119.25	Lot Value	+ 108,268				
Total Area	x 3,073	Indicated Value	= 381,471				
Adjusted Cost	= 366,455	Value Per SqFt	124.14				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	31546		7x2	14	29.49		413
SUN	Sunroom	31548		177	177	28.50		5,045



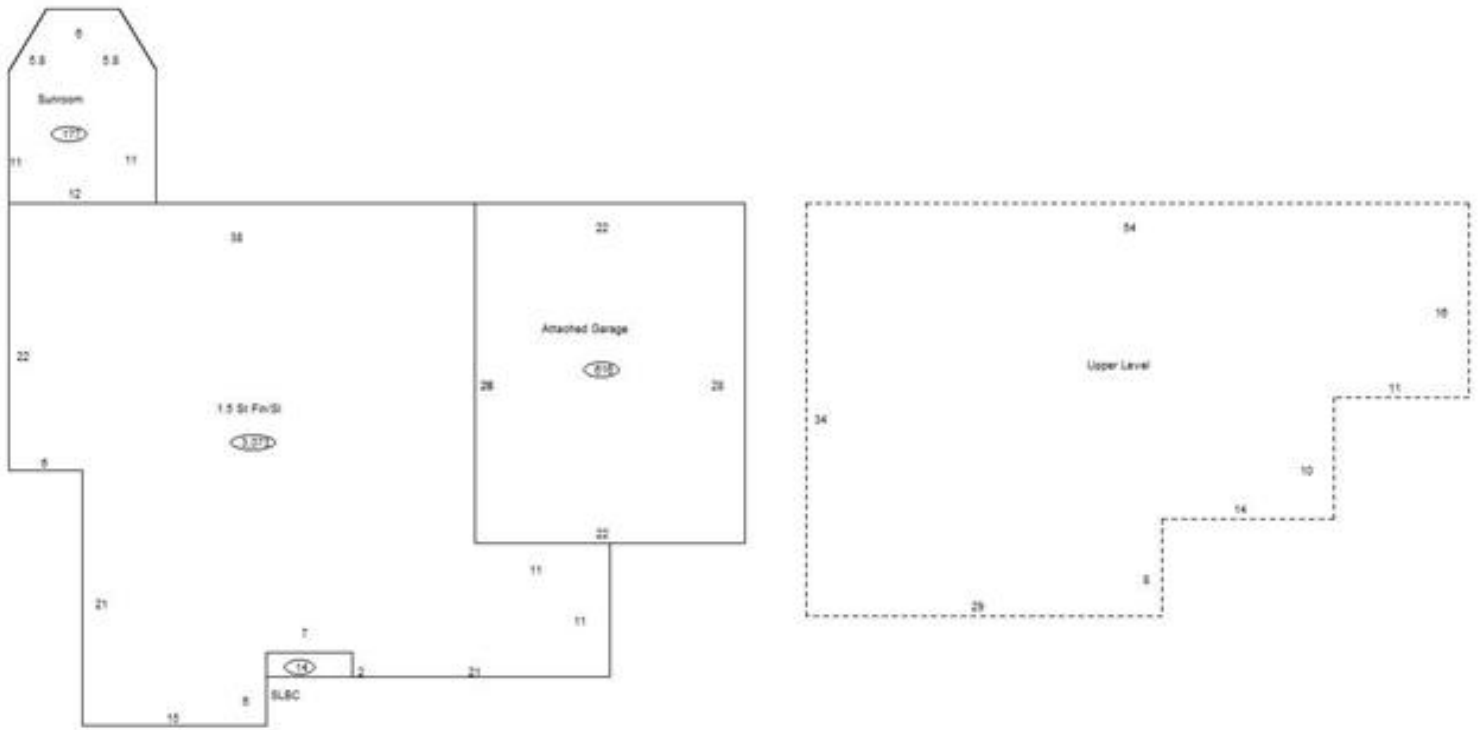
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**Sketch Image**

660013165



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,547	1.986	3,073
2	G	1		10	Attached Garage	616	1.000	616
3	M	PRCH		10	SLBC	14	1.000	14
4	U	^UL	Overhang	10	Upper Level	1,526	1.000	1,526
5	M	SUN		10	Sunroom	177	1.000	177
<b>Total Building Area</b>						1,547		3,073