



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:56:59
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Assessment Data					Primary Image									
Account	660013732				No Image On File									
Parcel ID	000000-00-0-00423-005-0002													
Cadastral ID	14-21-14-02720													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	342888													
PEREZ, ERIC & MARIA SEPULVEDA														
13206 E 92ND PL N OWASSO OK 74055-0000														
Parcel Location														
Situs	16207 E 96TH ST N													
Subdivision	L&M HOMES													
Lot/Block	0002 / 0005	Parcel Size 1 - Lots												
Sec/Twn/Rng	14 / 21 / 14 / 5													
Neighborhood	1069 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29352145 -95.79174804														
Building Permits														
LOT 2 BLOCK 5 L & M HOMES														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	TRUJILLO, ALEXANDER BENITEZ &	08/16/2023	63,500	YES					
					/	NATERA, JOSE GILDARDO ALMARAZ	09/23/2022	60,000	YES					
					/	INGRAM, RUSTY	03/23/2020	58,000	WG					
					/	SANGUANSAKDI, JOSEPH	02/12/2020	100,000	WB					
					1085/149	WEST, JOE DONALD JR	10/01/1997	2,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2024	Land Value	63,498	63,498	11%	6,985	Assessed	6,985	684.25					
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	63,498	63,498	6,985	Total Taxable	6,985	684.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660013732	PEREZ, ERIC & MARIA SEPULVEDA			3	63,498	0	6,985	684.00					
2024	2024-660013732	PEREZ, ERIC & MARIA SEPULVEDA			3	63,498	0	6,985	671.00					
2023	2023-660013732	TRUJILLO, ALEXANDER BENITEZ &			3	60,000	0	6,600	618.00					
2022	2022-660013732	TRUJILLO, ALEXANDER BENITEZ &			3	30,000	0	3,300	323.00					
2021	2021-660013732	NATERA, JOSE GILDARDO ALMARAZ &			3	30,000	0	3,300	319.00					
2020	2020-660013732	NATERA, JOSE GILDARDO ALMARAZ &			3	30,000	0	394	38.00					
2019	2019-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	376	36.00					
2018	2018-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	358	33.00					
2017	2017-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	341	32.00					
2016	2016-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	325	31.00					
2015	2015-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	309	29.00					
2014	2014-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	295	28.00					
2013	2013-660013732	SANGUANSAKDI, JOSEPH			3	30,000	0	281	26.00					



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Lot Data		Square-Foot - NBHD 1069 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1182							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	48,710.00 x 1.23 = 59,718							
Factor Value				GRM Approach				
Adjustments	1.0633			GRM Code				
Lot Value	63,498			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	63,498			
Basement Area				Indicated Value	63,498	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	63,498	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	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 63,498					
Total Area	x	Indicated Value	= 63,498					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value