



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 660014487 Parcel ID 000000-00-0-00588-001-0013 Cadastral ID 15-21-14-03890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349408 HOFFMAN FAMILY REVOCABLE TRUST 10223 N 148TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10223 N 148TH E AVE Subdivision PINE BROOK CROSSING Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-30\IMG_0013.JPG 9/1/2022</p>														
Legal Description Lat/Long: 36.30207029 -95.80811242																			
LOT 13 BLOCK 1 PINE BROOK CROSSING					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	HOFFMAN, DAVID J II &	02/09/2026	0	4										
					973/336	KOURTIS, PETE	10/05/1994	118,000	Yes										
					957/308	KOURTIS DEVELOPMENT INC	05/20/1994	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	59,150	29,630	11%	3,259	Assessed	23,058	2,258.76										
Year Frozen	0	Improvements	222,938	179,992		19,799	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	282,088	209,622		23,058	Total Taxable	22,058	2,161.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014487	HOFFMAN, DAVID J II &			3	274,841	1000	21,387	2,095.00										
2024	2024-660014487	HOFFMAN, DAVID J II &			3	307,749	1000	20,735	1,992.00										
2023	2023-660014487	HOFFMAN, DAVID J II &			3	240,819	1000	20,102	1,884.00										
2022	2022-660014487	HOFFMAN, DAVID J II &			3	234,191	1000	19,487	1,909.00										
2021	2021-660014487	HOFFMAN, DAVID J II &			3	234,756	1000	18,890	1,827.00										
2020	2020-660014487	HOFFMAN, DAVID J II &			3	233,027	1000	18,311	1,769.00										
2019	2019-660014487	HOFFMAN, DAVID J II &			3	221,321	1000	17,749	1,716.00										
2018	2018-660014487	HOFFMAN, DAVID J II &			3	228,560	1000	17,203	1,601.00										
2017	2017-660014487	HOFFMAN, DAVID J II &			3	226,335	1000	16,673	1,568.00										
2016	2016-660014487	HOFFMAN, DAVID J II &			3	220,858	1000	16,158	1,521.00										
2015	2015-660014487	HOFFMAN, DAVID J II &			3	214,146	1000	15,658	1,485.00										
2014	2014-660014487	HOFFMAN, DAVID J II &			3	217,986	1000	15,174	1,452.00										
2013	2013-660014487	HOFFMAN, DAVID J II &			3	205,563	1000	14,702	1,377.00										



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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0965		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,764.00 x 1.24 = 59,150		
Factor Value			
Adjustments	1.0000		
Lot Value	59,150		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,955 / 1,955
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,955
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	255,546 130.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	310,450 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	201,688
Lot Value	59,150
Indicated Value	260,838 133.42 Per SqFt
Agland Value	
Site Improvements	21,250
Total Value	282,088 144.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.03	Total Misc Impr	+ 6,554
Roofing Adj	+ 4.72	Garage Cost	+ 17,166
Subfloor Adj	+ -2.21	Total RCN	= 284,067
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 82,379
Plumbing Adj	+ 9.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,688
Adj Base Cost	= 133.17	Lot Value	+ 59,150
Total Area	x 1,955	Indicated Value	= 260,838
Adjusted Cost	= 260,347	Value Per SqFt	133.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	34988	7x5		35	26.82		939



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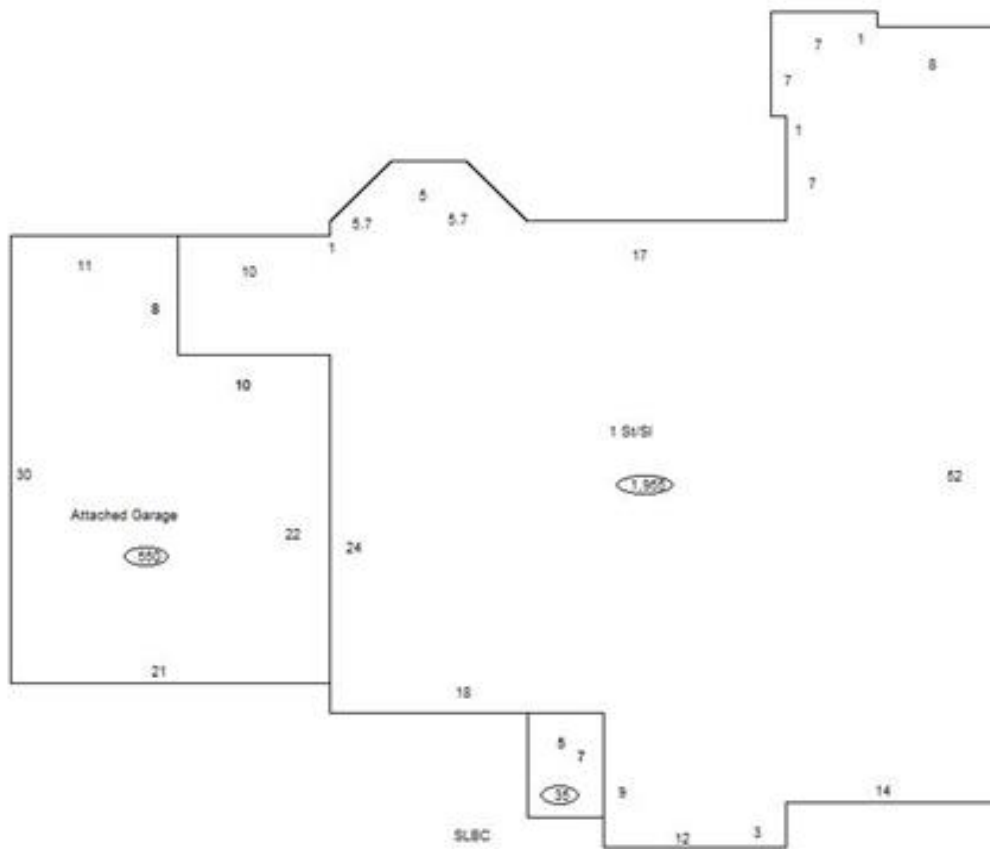
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Sketch Image

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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	1,955	1.000	1,955
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						1,955		1,955



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)		25,000		25,000	3,750	21,250