



# 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> 660018089 <b>Parcel ID</b> 000000-00-0-20010-003-0003 <b>Cadastral ID</b> 20-20-15-02450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 343250 4E PLUS PROPERTIES LLC  10810 N 189TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 00493 N CHEROKEE ST <b>Subdivision</b> CATOOSA O T <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 5 <b>Neighborhood</b> 1184 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.19429077 -95.74394722																																																						
LOT 3 BLOCK 3 CATOOSA O T					<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>																																													
					/	EVANS, BILLY GENE JR &	11/30/2023	0	WB																																													
					/	WILLIS, FRED E	10/13/2023	75,000	19																																													
					1964/376	HOOD, STANFORD M	07/03/2008	0	4																																													
					985/538	LUSTER, EDWARD L	03/31/1995	38,000	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>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>38,028</td> <td>38,028</td> <td>11%</td> <td>4,183</td> <td>Assessed</td> <td>12,734 1,358.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>85,297</td> <td>77,737</td> <td></td> <td>8,551</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>123,325</td> <td>115,765</td> <td></td> <td>12,734</td> <td>Total Taxable</td> <td>12,734 1,358.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2024	Land Value	38,028	38,028	11%	4,183	Assessed	12,734 1,358.21	Year Frozen	0	Improvements	85,297	77,737		8,551	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	123,325	115,765		12,734	Total Taxable	12,734 1,358.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018089	4E PLUS PROPERTIES LLC	1	110,253	0	12,128	1,294.00																																															
2024	2024-660018089	4E PLUS PROPERTIES LLC	1	107,628	0	11,839	1,249.00																																															
2023	2023-660018089	WILLIS, FRED E	1	67,282	0	7,401	760.00																																															
2022	2022-660018089	WILLIS, FRED E	1	67,585	0	7,276	730.00																																															
2021	2021-660018089	WILLIS, FRED E	1	62,992	0	6,929	610.00																																															
2020	2020-660018089	WILLIS, FRED E	1	61,995	0	6,819	604.00																																															
2019	2019-660018089	WILLIS, FRED E	1	60,557	0	6,661	598.00																																															
2018	2018-660018089	WILLIS, FRED E	1	64,003	0	7,040	628.00																																															
2017	2017-660018089	WILLIS, FRED E	1	62,045	0	6,825	616.00																																															
2016	2016-660018089	WILLIS, FRED E	1	59,874	0	6,586	586.00																																															
2015	2015-660018089	WILLIS, FRED E	1	58,747	0	6,332	566.00																																															
2014	2014-660018089	WILLIS, FRED E	1	59,258	0	6,031	546.00																																															
2013	2013-660018089	WILLIS, FRED E	1	58,546	0	5,743	514.00																																															




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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.291 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,676.00 x 3.00 = 38,028 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 38,028		 <p>660018089_002.JPG 10/26/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Frame, Siding, Wood
<b>Base/Total Area</b>	944 / 944
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace 2 Wall Air Conditioners (Count)
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	944
<b>Fixture/RghIn</b>	6 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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> 84,206 89.20 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.68	<b>Total Misc Impr</b>	+ 21,915	<b>Roofing Adj</b>	+ 4.38	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 134,666	<b>Heat/Cool Adj</b>	+ 0.76	<b>Depreciation ( 51%)</b>	- 68,680
<b>Plumbing Adj</b>	+ 7.62	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 65,986
<b>Adj Base Cost</b>	= 119.44	<b>Lot Value</b>	+ 38,028	<b>Total Area</b>	x 944	<b>Indicated Value</b>	= 104,014
		<b>Value Per SqFt</b>	110.18	<b>Adjusted Cost</b>	= 112,751		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 65,986 <b>Lot Value</b> 38,028 <b>Indicated Value</b> 104,014 110.18 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 19,311 <b>Total Value</b> 123,325 130.64 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	43526		308	308	20.34		6,265
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	43527		13x11	143	23.05		3,296
EPSW	ENCLOSED PORCH - SOLID WALL	43528		12x11	132	54.89		7,245
PATO	SLAB PORCH - OPEN	43529		13x4	52	10.24		532



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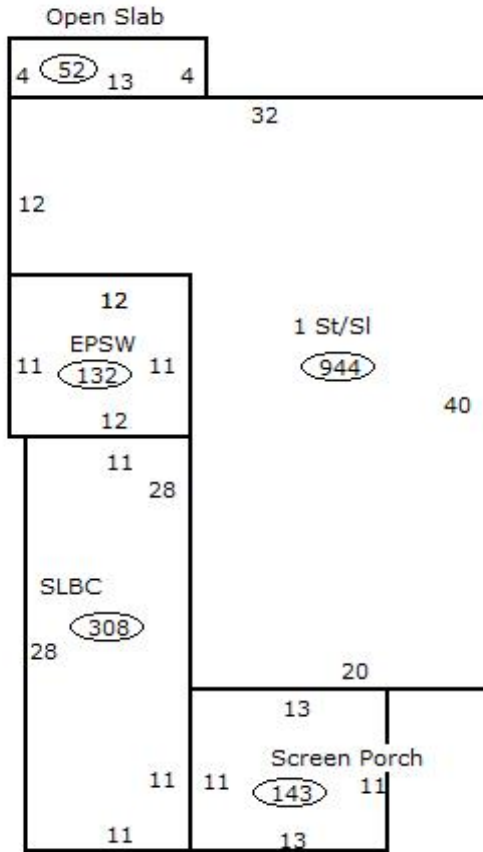
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	944	1.000	944
2	M	PRCH		13	SLBC	308	1.000	308
3	M	EPKS		13	Screen Porch	143	1.000	143
4	M	EPSW		13	EPSW	132	1.000	132
5	M	PATO		13	Open Slab	52	1.000	52
<b>Total Building Area</b>						<b>944</b>		<b>944</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x8	Concrete	Formed Metal	600
	Qual 2	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.60 x 600) 18,360			18,360	3,672	14,688
	SHDS	Shed - Small	16x26x8	Concrete	Composition Shingle	416
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.16 x 416) 7,971			7,971	3,348	4,623