



# 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	660019100													
Parcel ID	000000-00-0-00573-001-0010													
Cadastral ID	22-21-14-01680													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	335281													
PALADINO, LEAVIN JUNIOR														
LARIOS														
15545 E 94TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	15545 94TH ST													
Subdivision	PARADISE VALLEY													
Lot/Block	0010 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	1118 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lot/Long: 36.29144817 -95.79877315														
LOT 10-B BLOCK 1 PARADISE VALLEY														
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 colspan="5"> </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										
/	TJ&T PROPERTIES LLC	07/19/2021	239,000	YES										
2545/889	FREEMAN, DOROTHY J	04/27/2016	83,000	19										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2022	Land Value	83,390	83,390	11%	9,173	Assessed	23,802 2,331.64						
Year Frozen	2005	Improvements	132,991	132,991		14,629	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	216,381	216,381		23,802	Total Taxable	23,802 2,332.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019100	PALADINO, LEAVIN JUNIOR	3	214,365	0	23,580	2,310.00							
2024	2024-660019100	PALADINO, LEAVIN JUNIOR	3	223,423	0	24,577	2,361.00							
2023	2023-660019100	PALADINO, LEAVIN JUNIOR	3	239,000	0	26,290	2,464.00							
2022	2022-660019100	PALADINO, LEAVIN JUNIOR	3	239,000	0	26,290	2,576.00							
2021	2021-660019100	PALADINO, LEAVIN JUNIOR	3	125,653	0	13,822	1,337.00							
2020	2020-660019100	TJ&T PROPERTIES LLC	3	127,056	0	13,976	1,350.00							
2019	2019-660019100	TJ&T PROPERTIES LLC	3	124,712	0	13,718	1,326.00							
2018	2018-660019100	TJ&T PROPERTIES LLC	3	131,809	0	14,499	1,350.00							
2017	2017-660019100	TJ&T PROPERTIES LLC	3	130,795	0	14,387	1,353.00							
2016	2016-660019100	TJ&T PROPERTIES LLC	3	127,763	1000	8,517	802.00							
2015	2015-660019100	FREEMAN, DOROTHY J	3	128,393	1000	8,517	808.00							
2014	2014-660019100	FREEMAN, DOROTHY J	3	130,795	1000	8,517	815.00							
2013	2013-660019100	FREEMAN, DAVID L &	3	125,817	1000	8,517	798.00							



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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2404	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,033.00 x 1.54 = 83,390	
Factor Value		
Adjustments	1.0000	
Lot Value	83,390	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,771 / 1,771
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,771
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	173,859	98.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	250,030		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,991		
Lot Value	83,390		
Indicated Value	216,381	122.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,381	122.18	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.27	Total Misc Impr	+	10,361			
Roofing Adj	+ 4.37	Garage Cost	+	12,931			
Subfloor Adj	+ -1.15	Total RCN	=	246,279			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	113,288			
Plumbing Adj	+ 7.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,991			
Adj Base Cost	= 125.91	Lot Value	+	83,390			
Total Area	x 1,771	Indicated Value	=	216,381			
Adjusted Cost	= 222,987	Value Per SqFt		122.18			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46072		156	156	23.73		3,702
PATO	SLAB PORCH - OPEN	46073	15x10		150	10.42		1,563



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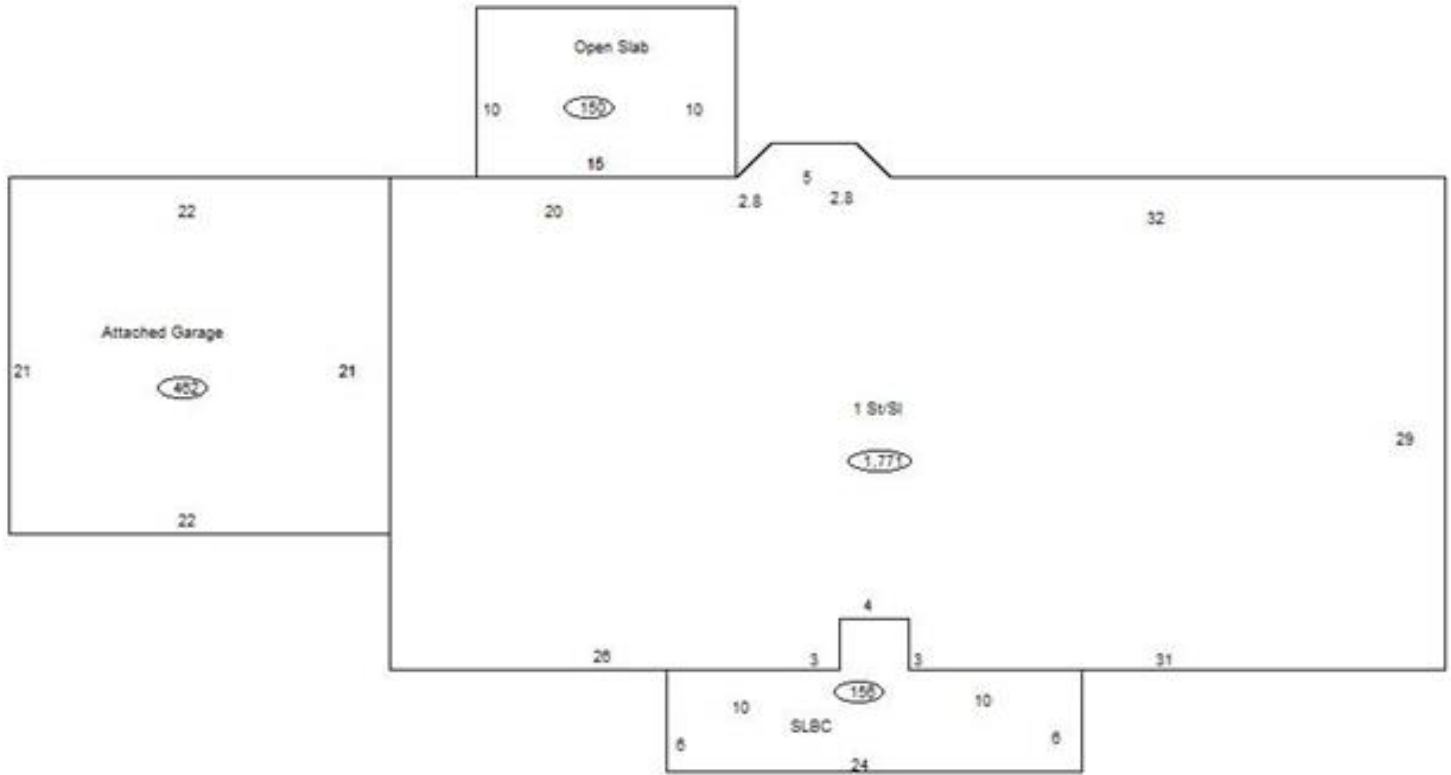
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Sketch Image

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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	1,771	1.000	1,771
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	156	1.000	156
4	M	PATO		10	Open Slab	150	1.000	150
<b>Total Building Area</b>						<b>1,771</b>		<b>1,771</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x22x0			220
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 220)		1,030		1,030		1,030