



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 660020415 Parcel ID 000000-00-0-00303-002-0007 Cadastral ID 24-21-14-03070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343047 CCS PROPERTIES LLC 3916 S LEWIS PL TULSA OK 74105-0000 Parcel Location Situs 09104 N 184TH E AVE Subdivision EASTWOOD LAKE ESTATES 4 Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																										
Legal Description Lot/Long: 36.28586597 -95.76745417																																																										
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" style="height: 100px;"> </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	No	1,000		/	BROOKS, TODD M	10/31/2023	210,000	19																																																	
					1314/273	ASSOCIATES RELOCATION-MANAGE	08/14/2001	251,000																																																		
					1314/271	ECKARDT, DIANE C	06/29/2001	257,000	03																																																	
					1184/904	CROSTON, SCOTT MILLER	06/03/1999	204,500	No																																																	
					1015/830	CHESNES, RICHARD P &	02/06/1996	195,000	Yes																																																	
					958/625	MILLS, JAMES M	05/27/1994	188,500	Yes																																																	
Parcel Valuation					<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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>90,002</td> <td>90,002</td> <td>11%</td> <td>9,900</td> <td>Assessed</td> <td>30,600</td> <td>3,321.26</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>214,918</td> <td>188,187</td> <td></td> <td>20,700</td> <td>Penalty</td> <td>0</td> <td></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</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>304,920</td> <td>278,189</td> <td></td> <td>30,600</td> <td>Total Taxable</td> <td>30,600</td> <td>3,321.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2024	Land Value	90,002	90,002	11%	9,900	Assessed	30,600	3,321.26	Year Frozen	0	Improvements	214,918	188,187		20,700	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	304,920	278,189		30,600	Total Taxable	30,600	3,321.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660020415	CCS PROPERTIES LLC	7	304,363	0	29,143	3,163.00																																																			
2024	2024-660020415	CCS PROPERTIES LLC	7	252,326	0	27,755	3,062.00																																																			
2023	2023-660020415	BROOKS, TODD M	7	251,091	1000	25,663	2,786.00																																																			
2022	2022-660020415	BROOKS, TODD M	7	235,327	1000	24,886	2,808.00																																																			
2021	2021-660020415	BROOKS, TODD M	7	241,028	1000	25,513	2,847.00																																																			
2020	2020-660020415	BROOKS, TODD M	7	239,697	1000	24,844	2,769.00																																																			
2019	2019-660020415	BROOKS, TODD M	7	228,106	1000	24,092	2,687.00																																																			
2018	2018-660020415	BROOKS, TODD M	7	236,801	1000	25,048	2,703.00																																																			
2017	2017-660020415	BROOKS, TODD M	7	234,864	1000	24,835	2,705.00																																																			
2016	2016-660020415	BROOKS, TODD M	7	229,074	1000	24,198	2,638.00																																																			
2015	2015-660020415	BROOKS, TODD M	7	222,497	1000	23,475	2,576.00																																																			
2014	2014-660020415	BROOKS, TODD M	7	227,906	1000	22,795	2,522.00																																																			
2013	2013-660020415	BROOKS, TODD M	7	217,622	1000	22,102	2,400.00																																																			



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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0651	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,396.00 x 2.26 = 104,898	
Factor Value		
Adjustments	0.8580	
Lot Value	90,002	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	942 / 2,647
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	942
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	304,887	115.18	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	320,010 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.47	Total Misc Impr	+ 18,519				
Roofing Adj	+ 2.28	Garage Cost	+ 20,024				
Subfloor Adj	+ -1.48	Total RCN	= 348,745				
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 139,498				
Plumbing Adj	+ 8.45	Lump Sums	+ 3,776				
Basement Adj	+ 0.00	RCNLD	= 213,023				
Adj Base Cost	= 117.19	Lot Value	+ 90,002				
Total Area	x 2,647	Indicated Value	= 303,025				
Adjusted Cost	= 310,202	Value Per SqFt	114.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,023		
Lot Value	90,002		
Indicated Value	303,025	114.48	Per SqFt
Agland Value			
Site Improvements	1,895		
Total Value	304,920	115.19	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	50065	303		303	28.46		8,623
PRCH	SLAB PORCH - COVERED	50066	17x7		119	29.13		3,466
WODO	WOOD DECK - OPEN	50067	660		660	19.07	70%	3,776



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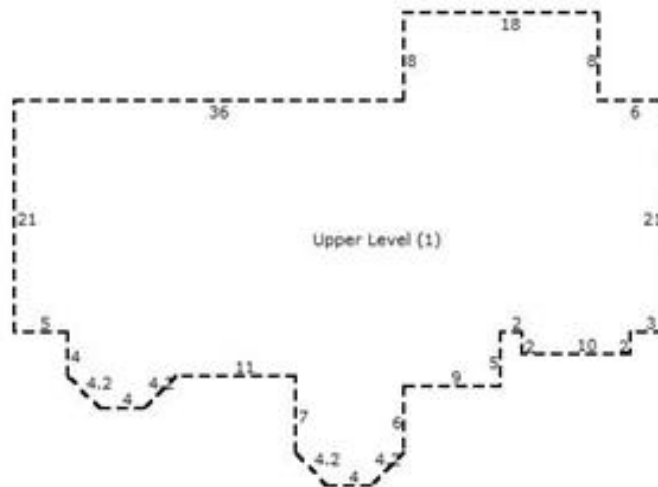
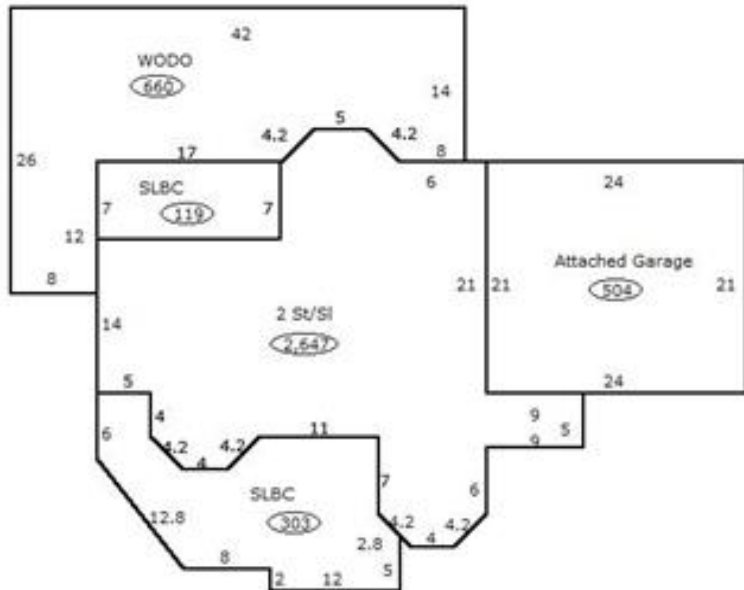
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	942	2.810	2,647
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	303	1.000	303
4	M	PRCH		13	SLBC	119	1.000	119
5	M	WODO		13	WODO	660	1.000	660
6	U	^UL		13	Upper Level (1)	1,705	1.000	1,705
Total Building Area						942		2,647



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	15x20x0			300
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (7.02 x 300)		2,106		2,106 211		1,895