



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:26:02
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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--|---|--------|----------|------|----------------|-----------------------|---|---------|------|--------|----------|------|----------------|-----------------------|---|---------|------|--------|----------|
| Account 660022956 Parcel ID 000000-00-0-00193-003-0005 Cadastral ID 27-21-14-03790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 314197 TOGNAZZINI, TIMOTHY R & BRIDGET C 7712 N 158TH E AVE OWASSO OK 74055-7046 Parcel Location Situs 07712 N 158TH E AVE Subdivision CORNERSTONE ADDITION 5 Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.26566916 -95.79785429 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>WP2016 07 5 R17-NEW POOL</td> <td></td> <td>07/2016</td> <td>09/2016</td> <td>22,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | WP2016 07 5 R17-NEW POOL | | 07/2016 | 09/2016 | 22,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WP2016 07 5 R17-NEW POOL | | 07/2016 | 09/2016 | 22,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2445/781</td> <td>ESCARCEGA, EDWARD D &</td> <td>12/29/2014</td> <td>270,000</td> <td>YES</td> </tr> <tr> <td>977/641</td> <td>DENNY, J B</td> <td>12/20/1994</td> <td>165,000</td> <td>Yes</td> </tr> <tr> <td>946/323</td> <td>CORNERSTONE DEVELOPMENT-INC</td> <td>02/11/1994</td> <td>19,500</td> <td>Yes</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 2445/781 | ESCARCEGA, EDWARD D & | 12/29/2014 | 270,000 | YES | 977/641 | DENNY, J B | 12/20/1994 | 165,000 | Yes | 946/323 | CORNERSTONE DEVELOPMENT-INC | 02/11/1994 | 19,500 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2445/781 | ESCARCEGA, EDWARD D & | 12/29/2014 | 270,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 977/641 | DENNY, J B | 12/20/1994 | 165,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 946/323 | CORNERSTONE DEVELOPMENT-INC | 02/11/1994 | 19,500 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table> | | Source | REAL | Remove Cap | 2015 | Year Frozen | 0 | Uncapped Value | 0 | TIF Project ID | 0 | <table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>117,482</td> <td>48,788</td> <td>5,367</td> </tr> <tr> <td>Improvements</td> <td>387,764</td> <td>336,692</td> <td>37,037</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>505,246</td> <td>385,480</td> <td>42,404</td> </tr> </tbody> </table> | | | Fair Cash | Capped | Asmnt Level | Assessed | Land Value | 117,482 | 48,788 | 5,367 | Improvements | 387,764 | 336,692 | 37,037 | Mobile Home | 0 | 0 | 0 | Total Value | 505,246 | 385,480 | 42,404 | <table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>97.960</td> <td>4,153.90</td> </tr> <tr> <td>Assessed</td> <td>42,404</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>1,000</td> </tr> <tr> <td>Total Taxable</td> <td>41,404</td> </tr> </tbody> </table> | | Levy Rate | Current Tax | 97.960 | 4,153.90 | Assessed | 42,404 | Penalty | 0 | Exemption | 1,000 | Total Taxable | 41,404 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2015 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fair Cash | Capped | Asmnt Level | Assessed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | 117,482 | 48,788 | 5,367 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Improvements | 387,764 | 336,692 | 37,037 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mobile Home | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Value | 505,246 | 385,480 | 42,404 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Levy Rate | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 97.960 | 4,153.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed | 42,404 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Taxable | 41,404 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>491,328</td><td>1000</td><td>40,167</td><td>3,935.00</td></tr> <tr><td>2024</td><td>2024-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>508,841</td><td>1000</td><td>38,969</td><td>3,744.00</td></tr> <tr><td>2023</td><td>2023-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>377,147</td><td>1000</td><td>37,804</td><td>3,543.00</td></tr> <tr><td>2022</td><td>2022-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>342,496</td><td>0</td><td>37,675</td><td>3,691.00</td></tr> <tr><td>2021</td><td>2021-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>329,554</td><td>0</td><td>36,251</td><td>3,507.00</td></tr> <tr><td>2020</td><td>2020-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>327,090</td><td>0</td><td>35,799</td><td>3,458.00</td></tr> <tr><td>2019</td><td>2019-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>309,947</td><td>0</td><td>34,094</td><td>3,296.00</td></tr> <tr><td>2018</td><td>2018-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>322,956</td><td>0</td><td>35,364</td><td>3,292.00</td></tr> <tr><td>2017</td><td>2017-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>318,811</td><td>0</td><td>33,680</td><td>3,168.00</td></tr> <tr><td>2016</td><td>2016-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>291,606</td><td>0</td><td>32,077</td><td>3,020.00</td></tr> <tr><td>2015</td><td>2015-660022956</td><td>TOGNAZZINI, TIMOTHY R &</td><td>3</td><td>282,537</td><td>0</td><td>31,079</td><td>2,947.00</td></tr> <tr><td>2014</td><td>2014-660022956</td><td>ESCARCEGA, EDWARD D &</td><td>3</td><td>315,464</td><td>1000</td><td>31,250</td><td>2,991.00</td></tr> <tr><td>2013</td><td>2013-660022956</td><td>ESCARCEGA, EDWARD D &</td><td>3</td><td>298,134</td><td>1000</td><td>30,310</td><td>2,839.00</td></tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 491,328 | 1000 | 40,167 | 3,935.00 | 2024 | 2024-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 508,841 | 1000 | 38,969 | 3,744.00 | 2023 | 2023-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 377,147 | 1000 | 37,804 | 3,543.00 | 2022 | 2022-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 342,496 | 0 | 37,675 | 3,691.00 | 2021 | 2021-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 329,554 | 0 | 36,251 | 3,507.00 | 2020 | 2020-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 327,090 | 0 | 35,799 | 3,458.00 | 2019 | 2019-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 309,947 | 0 | 34,094 | 3,296.00 | 2018 | 2018-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 322,956 | 0 | 35,364 | 3,292.00 | 2017 | 2017-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 318,811 | 0 | 33,680 | 3,168.00 | 2016 | 2016-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 291,606 | 0 | 32,077 | 3,020.00 | 2015 | 2015-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 282,537 | 0 | 31,079 | 2,947.00 | 2014 | 2014-660022956 | ESCARCEGA, EDWARD D & | 3 | 315,464 | 1000 | 31,250 | 2,991.00 | 2013 | 2013-660022956 | ESCARCEGA, EDWARD D & | 3 | 298,134 | 1000 | 30,310 | 2,839.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 491,328 | 1000 | 40,167 | 3,935.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 508,841 | 1000 | 38,969 | 3,744.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 377,147 | 1000 | 37,804 | 3,543.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 342,496 | 0 | 37,675 | 3,691.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 329,554 | 0 | 36,251 | 3,507.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 327,090 | 0 | 35,799 | 3,458.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 309,947 | 0 | 34,094 | 3,296.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 322,956 | 0 | 35,364 | 3,292.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 318,811 | 0 | 33,680 | 3,168.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 291,606 | 0 | 32,077 | 3,020.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660022956 | TOGNAZZINI, TIMOTHY R & | 3 | 282,537 | 0 | 31,079 | 2,947.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660022956 | ESCARCEGA, EDWARD D & | 3 | 315,464 | 1000 | 31,250 | 2,991.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660022956 | ESCARCEGA, EDWARD D & | 3 | 298,134 | 1000 | 30,310 | 2,839.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

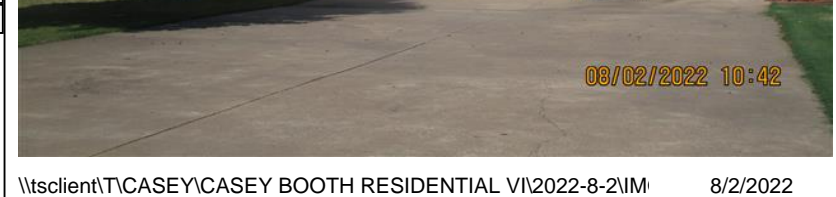
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| Lot Data | Square-Foot - NBHD 1212 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 1 | |
| Non-Ag Acres | 0.9989 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 43,512.00 x 2.70 = 117,482 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 117,482 | |

| Residential Data | |
|------------------|-------------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,732 / 3,104 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,732 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.5 / |
| Basement Area | |
| Garage Type | 994 Attached Garage - Unfinished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1994 / 24 |



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/2/2022

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 489,704 | 157.77 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 1 | | |
| Indicated Value | 189,740 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 101.20 | Total Misc Impr | + | 31,190 | | | |
| Roofing Adj | + 3.48 | Garage Cost | + | 45,147 | | | |
| Subfloor Adj | + -2.69 | Total RCN | = | 468,714 | | | |
| Heat/Cool Adj | + 16.31 | Depreciation (29%) | - | 135,927 | | | |
| Plumbing Adj | + 8.11 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 332,787 | | | |
| Adj Base Cost | = 126.41 | Lot Value | + | 117,482 | | | |
| Total Area | x 3,104 | Indicated Value | = | 450,269 | | | |
| Adjusted Cost | = 392,377 | Value Per SqFt | | 145.06 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 332,787 | | |
| Lot Value | 117,482 | | |
| Indicated Value | 450,269 | 145.06 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 54,977 | | |
| Total Value | 505,246 | 162.77 | 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 | 7,243.87 | | 7,244 |
| PRCH | SLAB PORCH - COVERED | 56630 | 16x16 | | 256 | 32.08 | | 8,212 |
| PATO | SLAB PORCH - OPEN | 56631 | 5x4 | | 20 | 14.39 | | 288 |
| PRCH | SLAB PORCH - COVERED | 56632 | 29x17 | | 493 | 31.33 | | 15,446 |



Rogers

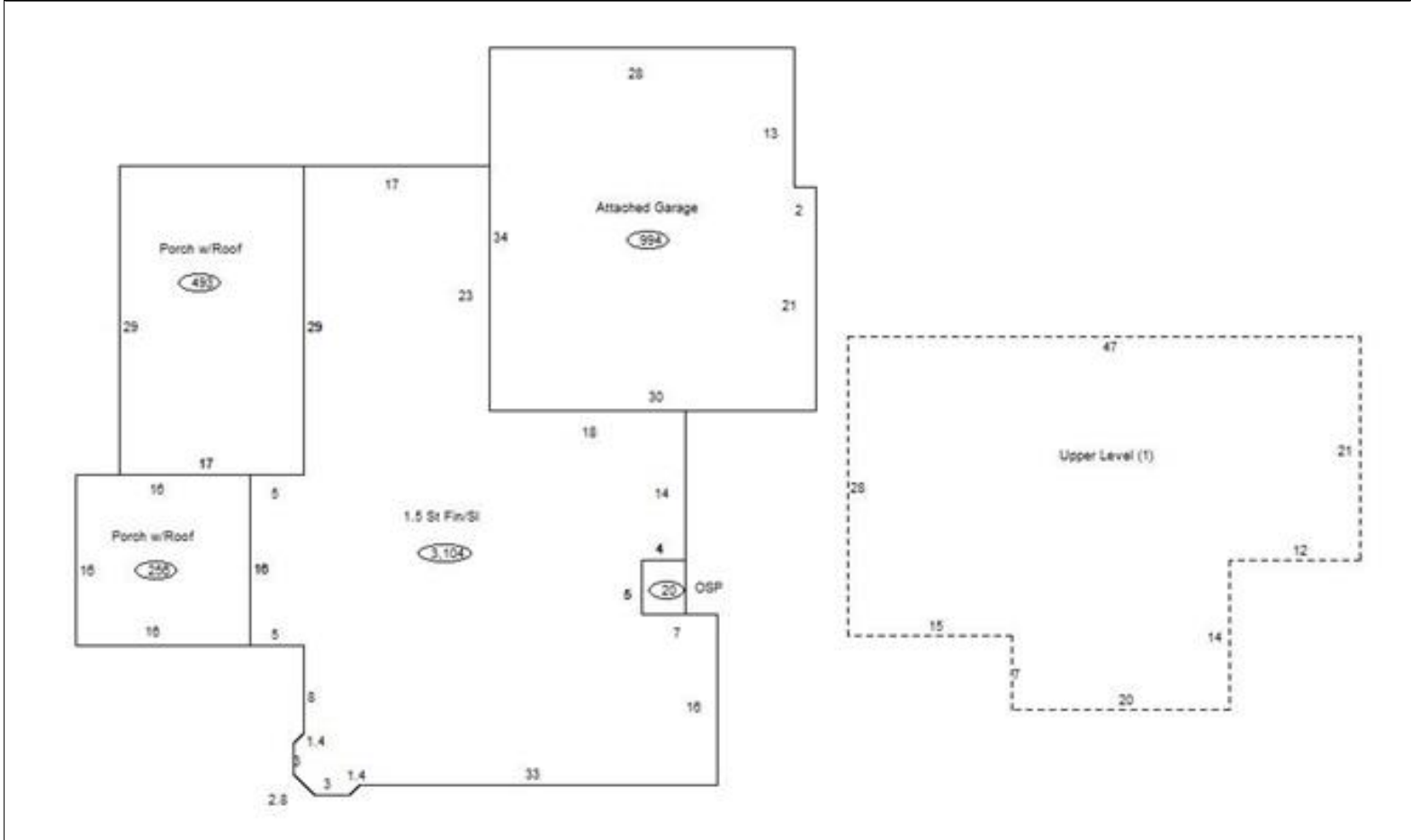
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 5 | Slab | 13 | 1.5 St Fin/SI | 1,732 | 1.792 | 3,104 |
| 2 | G | 1 | | 13 | Attached Garage | 994 | 1.000 | 994 |
| 3 | M | PRCH | | 13 | SLBC | 256 | 1.000 | 256 |
| 4 | M | PATO | | 13 | Open Slab | 20 | 1.000 | 20 |
| 5 | M | PRCH | | 13 | SLBC | 493 | 1.000 | 493 |
| 6 | U | ^UL | | 13 | Upper Level (1) | 1,372 | 1.000 | 1,372 |
| Total Building Area | | | | | | 1,732 | | 3,104 |



Rogers



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------------------------------------------------------------------------|---------------------------|-------------------|-----------------------|-------|------------|--------------------------------|--------------|
|  | SG | SWIM-GUNITE | 0x0x0 | | | 1 | |
| | Qual | Cond | Year | 2016 | Eff Age | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (5% Phys/ % Func) | RCNLD |
| | Base Cost (30,000.00 x 1) | 30,000 | | | 30,000 | 1,500 | 28,500 |
|  | GRDT | GARAGE - DETACHED | 0x0x0 | | | 1,080 | |
| | Qual | 3 | Cond | 3 | Year | 2001 | Eff Age |
| | Valuation Summary | | Modifier Total | | RCN | Depr (10% Phys/ % Func) | RCNLD |
| | Base Cost (27.24 x 1,080) | 29,419 | | | 29,419 | 2,942 | 26,477 |