



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:49:19
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Assessment Data				Primary Image																																																		
Account	660023776																																																					
Parcel ID	22N15E-28-1-00000-000-0000																																																					
Cadastral ID	28-22-15-00200																																																					
Property Type	REAL - Real Property																																																					
Property Class	RA	VI Area 4																																																				
Tax Area	10 - OOLOGAH RURAL/NW FIRE																																																					
Name ID	336289																																																					
JTNHE LLC																																																						
20295 E 72ND ST N																																																						
OWASSO	OK 74055-0000																																																					
Parcel Location				C:\Users\RLN\Pictures\2018-04-05 04-03-18\04-03-18 031.JPG 4/5/2018																																																		
Situs				Building Permits																																																		
Subdivision				<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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Lot/Block	/	Parcel Size 51.57 - Acres																																																				
Sec/Twn/Rng	28 / 22 / 15 / 1																																																					
Neighborhood	6020 - UNPLATTED																																																					
School District	S004 - OOLOGAH SCHOOLS																																																					
Legal Description				Sale History																																																		
W2 SW NE & TH PT E2 SW NE & THE W2 SE NE & TH NE SE NE LYING N & W OF A LINE COMM AT PT 240' W OF NE/C NE SE NE, TH SWLY TO SW/C NE SE NE, TH SWLY TO SW/C SE SW NE LESS TH PT N 211' NE SE NE LYING W OF THE FOLLOWING/L; BEG 240' W NE/C NE SE NE, TH SWLY TO SW/C NE SE NE				<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>/</td> <td>BATTLE, JOHN B</td> <td>09/03/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>1199/621</td> <td>MOSIER, RICHARD D - GUARDIAN OF</td> <td>10/28/1999</td> <td>65,000</td> <td>No</td> </tr> <tr> <td>1197/379</td> <td>SEARS, JAMES D</td> <td>09/30/1999</td> <td>0</td> <td>No</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	BATTLE, JOHN B	09/03/2021	0	4	1199/621	MOSIER, RICHARD D - GUARDIAN OF	10/28/1999	65,000	No	1197/379	SEARS, JAMES D	09/30/1999	0	No																									
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023776	JTNHE LLC	10	50,803	0	3,489	378.00																																															
2024	2024-660023776	JTNHE LLC	10	49,793	0	3,388	354.00																																															
2023	2023-660023776	JTNHE LLC	10	46,010	0	3,289	342.00																																															
2022	2022-660023776	JTNHE LLC	10	46,888	0	3,194	331.00																																															
2021	2021-660023776	BATTLE, JOHN B	10	46,512	0	3,101	323.00																																															
2020	2020-660023776	BATTLE, JOHN B	10	47,163	0	3,011	318.00																																															
2019	2019-660023776	BATTLE, JOHN B	10	45,030	0	2,923	303.00																																															
2018	2018-660023776	BATTLE, JOHN B	10	47,286	0	2,838	305.00																																															
2017	2017-660023776	BATTLE, JOHN B	10	46,923	0	2,755	313.00																																															
2016	2016-660023776	BATTLE, JOHN B	10	45,731	0	2,675	277.00																																															
2015	2015-660023776	BATTLE, JOHN B	10	44,971	0	2,597	254.00																																															
2014	2014-660023776	BATTLE, JOHN B	10	46,171	0	2,521	247.00																																															
2013	2013-660023776	BATTLE, JOHN B	10	44,406	0	2,448	231.00																																															



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	630 / 930
Style	100% 1 1/2 Story Finished
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.58	Total Misc Impr	+	0			
Roofing Adj	+ 3.94	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	105,211			
Heat/Cool Adj	+ 0.00	Depreciation (60%)	-	63,127			
Plumbing Adj	+ 6.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	42,084			
Adj Base Cost	= 113.13	Lot Value	+				
Total Area	x 930	Indicated Value	=	42,084			
Adjusted Cost	= 105,211	Value Per SqFt		45.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,084		
Lot Value			
Indicated Value	42,084	45.25	Per SqFt
Agland Value	7,050		
Site Improvements			
Total Value	91,218	98.08	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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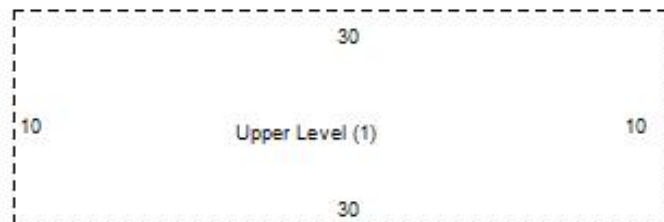
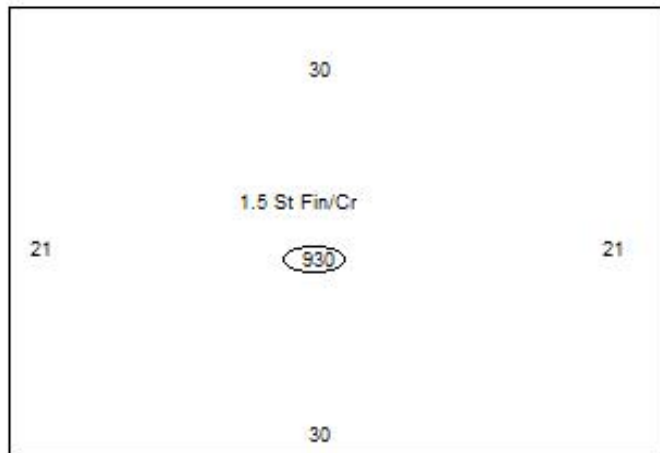
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	630	1.476	930
2	U	^UL		10	Upper Level (1)	300	1.000	300
Total Building Area						630		930



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			1.788	36	36	64	64
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			26.044	121	121	3,141	3,141
VE	VERDIGRIS CLAY LOAM	TMBR	90			23.737	162	162	3,845	3,845
TMBR Totals						51.570			7,050	7,050
Total Agland						51.570			7,050	7,050