




# 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   | 660026887                  |                                |               |           |  <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0114\IMG_0061. 1/18/2022</p> |                                |               |               |             |
| Parcel ID   | 20N15E-31-1-00000-000-0000 |                                |               |           |  |                                |               |               |             |
| Cadastral ID  | 31-20-15-05700             |                                |               |           |  |                                |               |               |             |
| Property Type   | REAL - Real Property       |                                |               |           |  |                                |               |               |             |
| Property Class  | UC                         | VI Area                        | 3             |           |  |                                |               |               |             |
| Tax Area  | 1 - CATOOSA OT             |                                |               |           |  |                                |               |               |             |
| Name ID   | 316744                     |                                |               |           |  |                                |               |               |             |
| GONZO ENTERPRISES LLC   |                            |                                |               |           |  |                                |               |               |             |
| 1115 N 171ST E AVE<br>TULSA OK 74116-0000   |                            |                                |               |           |  |                                |               |               |             |
| Parcel Location   |                            |                                |               |           |  |                                |               |               |             |
| Situs   | 20526 E PINE               |                                |               |           |  |                                |               |               |             |
| Subdivision   |                            |                                |               |           |  |                                |               |               |             |
| Lot/Block   | /                          | Parcel Size                    | 9.964 - Acres |           |  |                                |               |               |             |
| Sec/Twn/Rng   | 31 / 20 / 15 / 1           |                                |               |           |  |                                |               |               |             |
| Neighborhood  | 5001 - TASC 2016           |                                |               |           |  |                                |               |               |             |
| School District   | S002 - CATOOSA SCHOOLS     |                                |               |           |  |                                |               |               |             |
| Legal Description Lat/Long: 36.17578888 -95.74808617  |                            |                                |               |           |  |                                |               |               |             |
| TR DESC 2022-018098 AS BEG NW/C NE NE; S89.4452E 465.47'; S00 0706E 300'; S00.0706E 569.26'; S80.2952W 39.18 CURVE RIGHT RAD 1282.39 CHORD BEAR S89.3303W LENGTH 425.55 ARC DIST 427.53'; N00.1202W 881.11' TO POB & TR BEG NE/C NW NE; N89.4452W 20'; S00.1202E 659.95'; |                            |                                |               |           | Building Permits   |                                |               |               |             |
|   |                            |                                |               |           | Number   | Description                    | Opened        | Closed        | Amount      |
| Exemptions  |                            |                                |               |           | Sale History   |                                |               |               |             |
| Code  | Type                       | Active                         | Maximum       | Exemption | Bk/Pg  | Grantor                        | Date          | Price         | Code        |
|   |                            |                                |               |           | /  | HEARTLAND MOBILE & RV PARK LLC | 10/24/2024    | 750,000       | WG          |
|   |                            |                                |               |           | /  | HARD ROCK MOBILE &             | 10/21/2022    | 0             | 4           |
|   |                            |                                |               |           | 2553/500   | SPUNKY CREEK TRAILER PARK INC  | 05/31/2016    | 460,000       | YES         |
|   |                            |                                |               |           | 1143/898   | HERITAGE, MARGIE               | 11/20/1998    | 3,000         | No          |
|   |                            |                                |               |           | 864/572  |                                | 10/01/1991    | 125,000       | No          |
| Parcel Valuation  |                            |                                |               |           |  |                                |               |               |             |
| Source  | REAL                       |                                | Fair Cash     | Capped    | Asmnt Level  | Assessed                       | Levy Rate     | 106.660       | Current Tax |
| Remove Cap  | 2025                       | Land Value                     | 190,085       | 190,085   | 11%  | 20,909                         | Assessed      | 46,995        | 5,012.49    |
| Year Frozen   | 0                          | Improvements                   | 237,149       | 237,149   |  | 26,086                         | Penalty       | 0             |             |
| Uncapped Value  | 0                          | Mobile Home                    | 0             | 0         |  | 0                              | Exemption     | 0             | 0.00        |
| TIF Project ID  | 0                          | Total Value                    | 427,234       | 427,234   |  | 46,995                         | Total Taxable | 46,995        | 5,012.00    |
| Assessment History  |                            |                                |               |           |  |                                |               |               |             |
| Tax Year  | Statement Number           | Billed Owner                   |               |           | Tax Area   | Total Value                    | Exemptions    | Taxable Value | Billed Tax  |
| 2025  | 2025-660026887             | GONZO ENTERPRISES LLC          |               |           | 1  | 750,000                        | 0             | 82,500        | 8,799.00    |
| 2024  | 2024-660026887             | HEARTLAND MOBILE & RV PARK LLC |               |           | 1  | 469,295                        | 0             | 42,979        | 4,534.00    |
| 2023  | 2023-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 458,465                        | 0             | 40,932        | 4,201.00    |
| 2022  | 2022-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 464,935                        | 0             | 38,983        | 3,913.00    |
| 2021  | 2021-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 469,626                        | 0             | 37,126        | 3,266.00    |
| 2020  | 2020-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 470,796                        | 0             | 35,358        | 3,132.00    |
| 2019  | 2019-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 464,298                        | 0             | 33,675        | 3,024.00    |
| 2018  | 2018-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 390,421                        | 0             | 32,071        | 2,863.00    |
| 2017  | 2017-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 277,677                        | 0             | 30,544        | 2,758.00    |
| 2016  | 2016-660026887             | HARD ROCK MOBILE &             |               |           | 1  | 233,877                        | 0             | 9,664         | 860.00      |
| 2015  | 2015-660026887             | SPUNKY CREEK TRAILER PARK INC  |               |           | 1  | 83,670                         | 0             | 9,204         | 823.00      |
| 2014  | 2014-660026887             | SPUNKY CREEK TRAILER PARK INC  |               |           | 1  | 83,670                         | 0             | 9,204         | 833.00      |
| 2013  | 2013-660026887             | SPUNKY CREEK TRAILER PARK INC  |               |           | 1  | 83,670                         | 0             | 9,204         | 824.00      |



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| Lot Data        |   |
|-----------------|---|
| Lot Size        | - |
| Lot Count       |   |
| Units Buildable |   |
| Non-Ag Acres    |   |
| Topography      | 1 |
| Street Access   |   |
| Utilities       |   |
| Amenities       |   |
| Method          |   |
| 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     | TRAD TRADITIONAL          |
| Style            | 100% 1 1/2 Story Finished |
| Exterior Wall    | 100% Veneer, Stone        |
| Base/Total Area  | 1,436 / 2,156             |
| Style            | 100% 1 1/2 Story Finished |
| HVAC             | 100% Forced Air Furnace   |
| Roof Cover       | 1 Composition Shingle     |
| Area on Slab     | 0                         |
| Fixture/RghIn    | 14 /                      |
| Bed/F/H Bath     | 4 / 2.0 /                 |
| 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     | 99.90     | Total Misc Impr     | + 6,412   |
| Roofing Adj   | + 3.28    | Garage Cost         | +         |
| Subfloor Adj  | + 0.00    | Total RCN           | = 261,639 |
| Heat/Cool Adj | + 6.14    | Depreciation ( 60%) | - 156,983 |
| Plumbing Adj  | + 9.06    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 104,656 |
| Adj Base Cost | = 118.38  | Lot Value           | +         |
| Total Area    | x 2,156   | Indicated Value     | = 104,656 |
| Adjusted Cost | = 255,227 | Value Per SqFt      | 48.54     |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 104,656       |       |                      |
| Lot Value            |               |       |                      |
| Indicated Value      | 104,656       | 48.54 | Per SqFt             |
| Agland Value         |               |       |                      |
| Site Improvements    | 25,202        |       |                      |
| Total Value          | 129,858       | 60.23 | Total Value Per SqFt |

| Miscellaneous Improvements |                                  |           |       |      |       |           |      |       |
|----------------------------|----------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description                      | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| EPKS                       | Enclosed Porch - Kneewall Screen | 133801    | 16x10 |      | 160   | 29.22     |      | 4,675 |
| PRCH                       | SLAB PORCH - COVERED             | 133802    | 13x5  |      | 65    | 26.73     |      | 1,737 |





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### Outbuildings/Site Improvements

| Building Image   | Code                        | Description       | Dimensions            | Floor         | Roofing      | Total Units                    |              |    |
|--|-----------------------------|-------------------|-----------------------|---------------|--------------|--------------------------------|--------------|----|
|  | GRDT                        | GARAGE - DETACHED | 22x22x8               | Concrete      | Formed Metal | 484                            |              |    |
|  | Qual                        | 4                 | Cond                  | 3             | Year         | 1980                           | Eff Age      | 35 |
|  | Apt Finish Area Over Garage | Area              | 484                   | Fixture Count |              | 27,119                         |              |    |
|  | <b>Valuation Summary</b>    |                   | <b>Modifier Total</b> |               | <b>RCN</b>   | <b>Depr (61% Phys/ % Func)</b> | <b>RCNLD</b> |    |
| Base Cost (40.86 x 484)  |                             | 19,776            | 27,119                | 46,895        | 28,606       | 18,289                         |              |    |
|  | GRDT                        | Garage - Detached | 32x32x8               | Concrete      | Formed Metal | 1,024                          |              |    |
|  | Qual                        | 2                 | Cond                  | 3             | Year         | 1980                           | Eff Age      | 35 |
|  | <b>Valuation Summary</b>    |                   | <b>Modifier Total</b> |               | <b>RCN</b>   | <b>Depr (61% Phys/ % Func)</b> | <b>RCNLD</b> |    |
|  | Base Cost (17.31 x 1,024)   |                   | 17,725                | 17,725        | 17,725       | 10,812                         | 6,913        |    |





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### Outbuildings/Site Improvements

| Building Image   | Code | Description                 | Dimensions            | Floor         | Roofing                      | Total Units    |
|--|------|-----------------------------|-----------------------|---------------|------------------------------|----------------|
|  | PAVA | Paving - Asphalt            | 0x0x0                 | Paved-Asphalt |                              | 21,260         |
|  | Qual | 4 Cond 4                    | Year                  | 2010          | Eff Age                      | 6              |
|  |      | <b>Valuation Summary</b>    | <b>Modifier Total</b> | <b>RCN</b>    | <b>Depr (% Phys/ % Func)</b> | <b>RCNLD</b>   |
|  |      | Base Cost (3.41 x 21,260)   |                       | 72,497        | 36,973                       | 35,524         |
|  | UHRV | Utility Hookup - WATER/ELEC | 0x0x0                 |               |                              | 30             |
|  | Qual | Cond                        | Year                  | 2010          | Eff Age                      |                |
|  |      | <b>Valuation Summary</b>    | <b>Modifier Total</b> | <b>RCN</b>    | <b>Depr (% Phys/ % Func)</b> | <b>RCNLD</b>   |
|  |      | Base Cost (2,392.23 x 30)   |                       | 71,767        |                              | 71,767         |
| <b>Total Site Improvement Value</b>  |      |                             |                       |               |                              | <b>107,291</b> |