



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:51:52  
 Page 1

Assessment Data					Primary Image				
<b>Account</b> 660028726 <b>Parcel ID</b> 000000-00-0-00609-001-0004 <b>Cadastral ID</b> 34-20-14-01600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 307030 SHIMI, FUAD  4229 DETROIT ST BROKEN ARROW OK 74012-  <b>Parcel Location</b> <b>Situs</b> 01325 N 151ST E AVE <b>Subdivision</b> PONDEROSA ESTATES <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660028726_001.JPG 9/29/2025</p>				
<b>Legal Description</b> Lot/Long: 36.17542365 -95.80788312 LOT 4 BLOCK 1 PONDEROSA ESTATES									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19	R22- POSS NEW SFR	12/2018	04/2021	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2247/171	DEUTSCHE BANK NATIONAL TRUST C	03/15/2012	28,500	3
					2201/40	SIMPSON, SHAWN	09/27/2011	0	10
					1785/1	CENTEX HOME EQUITY CO LLC	06/12/2006	84,000	3
					1765/540	TAYLOR, M U	03/30/2006	0	10
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2013	Land Value	54,111	31,041	11%	3,415	Assessed	3,499	373.20
Year Frozen	0	Improvements	7,011	767		84	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	61,122	31,808		3,499	Total Taxable	3,499	373.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028726	SHIMI, FUAD	1	58,431	0	3,332	355.00		
2024	2024-660028726	SHIMI, FUAD	1	58,431	0	3,174	335.00		
2023	2023-660028726	SHIMI, FUAD	1	29,320	0	3,022	310.00		
2022	2022-660028726	SHIMI, FUAD	1	29,320	0	2,879	289.00		
2021	2021-660028726	SHIMI, FUAD	1	31,869	0	2,741	241.00		
2020	2020-660028726	SHIMI, FUAD	1	23,739	0	2,611	231.00		
2019	2019-660028726	SHIMI, FUAD	1	23,350	0	2,569	231.00		
2018	2018-660028726	SHIMI, FUAD	1	23,739	0	2,471	221.00		
2017	2017-660028726	SHIMI, FUAD	20	23,480	0	2,353	212.00		
2016	2016-660028726	SHIMI, FUAD	20	23,480	0	2,241	199.00		
2015	2015-660028726	SHIMI, FUAD	20	23,350	0	2,135	191.00		
2014	2014-660028726	SHIMI, FUAD	20	18,480	0	2,033	184.00		
2013	2013-660028726	SHIMI, FUAD	20	19,200	0	2,112	189.00		



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Date 04/18/2026  
 Time 07:51:52  
 Page 2

Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size				<p>660028726 09/23/25</p> <p>660028726_001.JPG 9/29/2025</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.507							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	22,086.00 x 2.45 = 54,111							
Factor Value								
Adjustments	1.0000							
Lot Value	54,111							
<b>Residential Data</b>								
Type								
Condition	3 - Average							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 54,111					
Total Area	x	Indicated Value	= 54,111					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model	A Adam Test			
				Adjustment Model	1 2022 Residential			
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	54,111			
				Indicated Value	54,111 0.00 Per SqFt			
				Agland Value				
				Site Improvements	7,011			
				Total Value	61,122 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 07:51:52  
Page 3

660028726

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x30x10	Concrete	Composition Shingle	900
	Qual 2	Cond 3	Year 1990	Eff Age 27		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.31 x 900)	15,579	15,579	8,568	7,011