



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:42:10
Page 1

Assessment Data					Primary Image									
Account	660029998				No Image On File									
Parcel ID	000000-00-0-00375-006-0008													
Cadastral ID	35-20-14-04780													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	329521													
C&C PROPERTY HOLDINGS LLC														
3144 S MINGO RD TULSA OK 74146-0000														
Parcel Location														
Situs	16303 E OKLAHOMA ST													
Subdivision	HIGHLAND ACRES													
Lot/Block	0008 / 0006	Parcel Size	1 - Lots											
Sec/Twn/Rng	35 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17552403 -95.79456929														
Building Permits														
LOT 8 BLOCK 6 HIGHLAND ACRES														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	ADERINOYE, EILEEN &	09/20/2019	18,000	YES					
					/	KING & KING ACQUISITIONS INC	09/20/2019	24,000	YES					
					2333/947	ROWLEY, MICHAEL &	06/14/2013	0	4					
					1857/813	PHELPS, MICHAEL JOHN	11/18/2006	10,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2020	Land Value	36,196	14,671	11%	1,614	Assessed	3,247	346.33					
Year Frozen	0	Improvements	15,923	14,845		1,633	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	52,119	29,516		3,247	Total Taxable	3,247	346.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029998	C&C PROPERTY HOLDINGS LLC	1	52,195	0	3,093	330.00							
2024	2024-660029998	C&C PROPERTY HOLDINGS LLC	1	50,549	0	2,945	311.00							
2023	2023-660029998	C&C PROPERTY HOLDINGS LLC	1	40,060	0	2,805	288.00							
2022	2022-660029998	C&C PROPERTY HOLDINGS LLC	1	24,285	0	2,671	268.00							
2021	2021-660029998	C&C PROPERTY HOLDINGS LLC	1	23,236	0	2,556	225.00							
2020	2020-660029998	C&C PROPERTY HOLDINGS LLC	1	23,341	0	2,568	227.00							
2019	2019-660029998	ADERINOYE, EILEEN &	1	18,538	0	1,905	171.00							
2018	2018-660029998	ROWLEY, EILEEN R &	1	16,926	0	1,814	162.00							
2017	2017-660029998	ROWLEY, EILEEN R &	1	16,809	0	1,729	156.00							
2016	2016-660029998	ROWLEY, EILEEN R &	1	15,739	0	1,646	146.00							
2015	2015-660029998	ROWLEY, EILEEN R &	1	14,254	0	1,568	140.00							
2014	2014-660029998	ROWLEY, EILEEN R &	1	14,277	0	1,570	142.00							
2013	2013-660029998	ROWLEY, EILEEN R &	1	18,900	1000	1,079	97.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:42:10
 Page 2

Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3392							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	14,774.00 x 2.45 = 36,196							
Factor Value								
Adjustments	1.0000							
Lot Value	36,196							
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-25\IMG_002I 5/25/2021</p>				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	36,196			
Cost Approach				Indicated Value	36,196			
Manual : 01/2025				Agland Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements	971			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	37,167			
Subfloor Adj	+ 0.00	Total RCN	= 0		0.00 Total Value Per SqFt			
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	+ 36,196					
Total Area	x	Indicated Value	= 36,196					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:42:10
 Page 3

660029998

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			128
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 128)		599		599 210	389
	CP	Carport Dirt	16x16x0			256
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 256)		896		896 314	582
	STF	STG FAIR (PORTABLE)	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:42:11
 Page 4

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 44 x 28
Condition	3 - Average
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,232 / 1,232
Style	100% Double Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

\\tsclient\C\Users\rln\Pictures\2017-03-06 03-06-17\03-06-17 048.J 3/13/2017

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	31.22	Total Misc Impr	+	2,513			
Roofing Adj	+ 2.50	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	51,559			
Heat/Cool Adj	+ 0.00	Depreciation (71%)	-	36,607			
Plumbing Adj	+ 6.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	14,952			
Adj Base Cost	= 39.81	Lot Value	+				
Total Area	x 1,232	Indicated Value	=	14,952			
Adjusted Cost	= 49,046	Value Per SqFt		12.14			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	14,952		
Lot Value			
Indicated Value	14,952	12.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	14,952	12.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136725	20x9		180	13.96		2,513



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

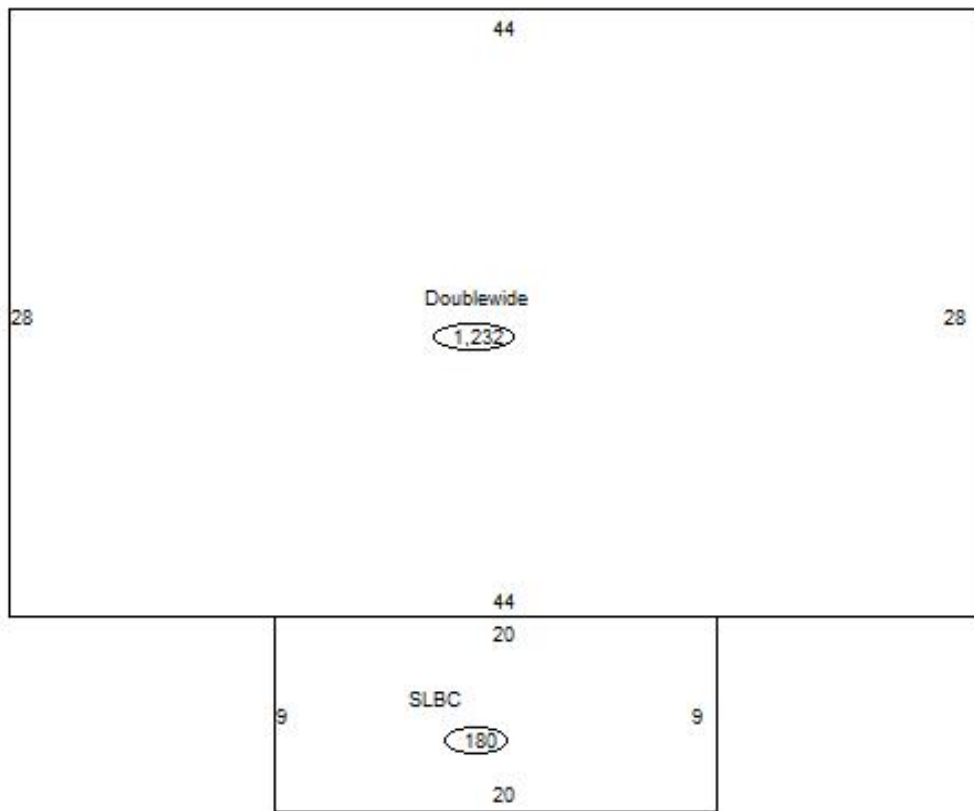
Date 04/17/2026

Time 04:42:11

Page 5

Sketch Image

660029998



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,232	1.000	1,232
2	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						1,232		1,232