



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 660029999 Parcel ID 000000-00-0-00375-006-0009 Cadastral ID 35-20-14-04800 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340430 MAILBOX MONEY 2Q20 LLC 3160 W BRITTON RD #DD OKLAHOMA CITY OK 73120-0000 Parcel Location Situs 16305 S OKLAHOMA ST Subdivision HIGHLAND ACRES Lot/Block 0009 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-25\IMG_003' 5/25/2021</p>														
Legal Description Lat/Long: 36.17552836 -95.79424516																			
LOT 9 BLOCK 6 HIGHLAND ACRES					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> </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										
					/	MOUNTAIN VIEW ACQUISITIONS LLC	12/16/2022	0	4										
					/	YANG, TOU Y &	02/13/2020	77,000	YES										
					1793/836	ROWBOTHAM, WILLIAM H &	07/19/2006	85,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2021		Land Value 34,868	16,652	11%	1,832	Assessed	10,977	1,170.81										
Year Frozen	0		Improvements 131,711	83,140		9,145	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 166,579	99,792		10,977	Total Taxable	10,977	1,171.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660029999	MAILBOX MONEY 2Q20 LLC			1	133,677	0	10,454	1,115.00										
2024	2024-660029999	MAILBOX MONEY 2Q20 LLC			1	140,586	0	9,956	1,050.00										
2023	2023-660029999	MAILBOX MONEY 2Q20 LLC			1	100,192	0	9,482	973.00										
2022	2022-660029999	MOUNTAIN VIEW ACQUISITIONS LLC			1	82,100	0	9,031	907.00										
2021	2021-660029999	MOUNTAIN VIEW ACQUISITIONS LLC			1	85,660	0	9,423	829.00										
2020	2020-660029999	MOUNTAIN VIEW ACQUISITIONS LLC			1	100,057	0	10,972	972.00										
2019	2019-660029999	YANG, TOU Y &			1	94,996	0	10,450	938.00										
2018	2018-660029999	YANG, TOU Y &			1	95,031	0	10,453	933.00										
2017	2017-660029999	YANG, TOU Y &			1	94,179	0	10,360	936.00										
2016	2016-660029999	YANG, TOU Y &			1	91,582	0	10,074	896.00										
2015	2015-660029999	YANG, TOU Y &			1	88,651	0	9,696	867.00										
2014	2014-660029999	YANG, TOU Y &			1	90,541	0	9,235	835.00										
2013	2013-660029999	YANG, TOU Y &			1	85,882	0	8,795	787.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3267 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,232.00 x 2.45 = 34,868 Factor Value Adjustments 1.0000 Lot Value 34,868		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,126 / 1,126
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,126
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 29

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,268	135.23	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	118,010 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	126.31	Total Misc Impr	+	8,875	
Roofing Adj	+ 5.25	Garage Cost	+	19,330	
Subfloor Adj	+ -2.52	Total RCN	=	203,253	
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	73,171	
Plumbing Adj	+ 13.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	130,082	
Adj Base Cost	= 155.46	Lot Value	+	34,868	
Total Area	x 1,126	Indicated Value	=	164,950	
Adjusted Cost	= 175,048	Value Per SqFt		146.49	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,082		
Lot Value	34,868		
Indicated Value	164,950	146.49	Per SqFt
Agland Value			
Site Improvements	1,629		
Total Value	166,579	147.94	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	71721	14x5		70	26.71		1,870
PATO	SLAB PORCH - OPEN	71722	12x8		96	11.48		1,102
ASC	Awing/Shelter/Carport	175549	15x4		60	4.80		288



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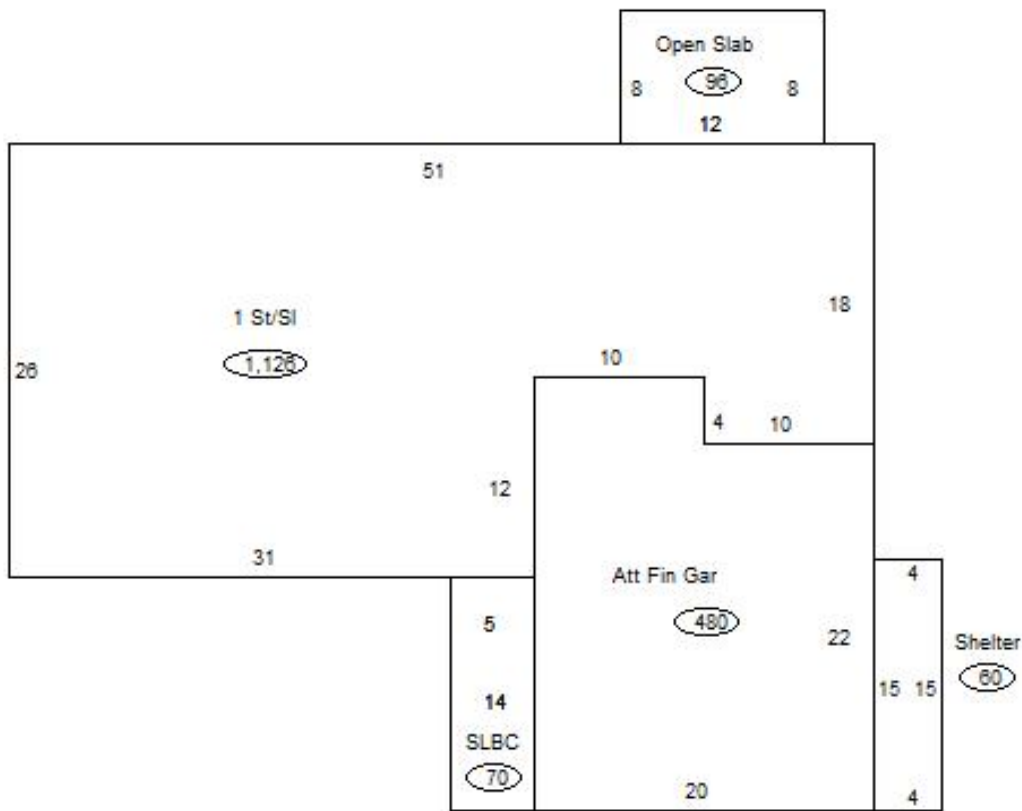
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,126	1.000	1,126
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Open Slab	96	1.000	96
5	M	ASC		13	Shelter	60	1.000	60
Total Building Area						1,126		1,126



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x6	Plank	Composition Shingle	240
	Qual	3	Cond 2	Year 2000	Eff Age 26	

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (22.62 x 240)	5,429		5,429	3,800
				1,629