



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660030002 <b>Parcel ID</b> 000000-00-0-00375-006-0012 <b>Cadastral ID</b> 35-20-14-04830 <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> 299605 PEREZ, NICOLAS &  FRANCISCO PEREZ 16341 E OKLAHOMA ST TULSA OK 74116-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 16341 E OKLAHOMA ST <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0012 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.17551922 -95.79319143					<b>Building Permits</b>																																																	
LOT 12 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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1997/296	MESSER, MICHAEL &	12/22/2008	142,500	11																																													
					999/579	MESSER, FREDRICK R	08/04/1995	0	No																																													
					975/110	MESSER, FREDRICK R	11/30/1994	0	No																																													
					839/349			5,000	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 39,401</td> <td>22,820</td> <td>11%</td> <td>2,510</td> <td>Assessed</td> <td>22,256</td> <td>2,373.82</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 201,154</td> <td>179,508</td> <td> </td> <td>19,746</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 240,555</td> <td>202,328</td> <td> </td> <td>22,256</td> <td>Total Taxable</td> <td>22,256</td> <td>2,374.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2009	Land Value 39,401	22,820	11%	2,510	Assessed	22,256	2,373.82	Year Frozen	0	Improvements 201,154	179,508		19,746	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 240,555	202,328		22,256	Total Taxable	22,256	2,374.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030002	PEREZ, NICOLAS &	1	218,681	0	21,197	2,261.00																																															
2024	2024-660030002	PEREZ, NICOLAS &	1	231,984	0	20,187	2,130.00																																															
2023	2023-660030002	PEREZ, NICOLAS &	1	183,500	0	19,226	1,973.00																																															
2022	2022-660030002	PEREZ, NICOLAS &	1	166,458	0	18,310	1,838.00																																															
2021	2021-660030002	PEREZ, NICOLAS &	1	162,322	0	17,855	1,571.00																																															
2020	2020-660030002	PEREZ, NICOLAS &	1	159,415	0	17,536	1,553.00																																															
2019	2019-660030002	PEREZ, NICOLAS &	1	152,882	0	16,817	1,510.00																																															
2018	2018-660030002	PEREZ, NICOLAS &	1	156,241	0	17,187	1,534.00																																															
2017	2017-660030002	PEREZ, NICOLAS &	1	154,779	0	17,026	1,537.00																																															
2016	2016-660030002	PEREZ, NICOLAS &	1	150,376	0	16,541	1,471.00																																															
2015	2015-660030002	PEREZ, NICOLAS &	1	145,611	0	16,017	1,432.00																																															
2014	2014-660030002	PEREZ, NICOLAS &	1	146,995	0	15,729	1,423.00																																															
2013	2013-660030002	PEREZ, NICOLAS &	1	137,116	0	14,980	1,341.00																																															



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3692	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,082.00 x 2.45 = 39,401	
Factor Value		
Adjustments	1.0000	
Lot Value	39,401	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Plywood or Ha
Base/Total Area	2,186 / 2,186
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,186
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-25\IMG\_003I 5/25/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,414	109.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	239,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.10	Total Misc Impr	+	5,457			
Roofing Adj	+ 4.60	Garage Cost	+	17,606			
Subfloor Adj	+ -2.19	Total RCN	=	290,280			
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	-	89,987			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	200,293			
Adj Base Cost	= 122.24	Lot Value	+	39,401			
Total Area	x 2,186	Indicated Value	=	239,694			
Adjusted Cost	= 267,217	Value Per SqFt		109.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,293		
Lot Value	39,401		
Indicated Value	239,694	109.65	Per SqFt
Agland Value			
Site Improvements	861		
Total Value	240,555	110.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71728	10x6		60	26.74		1,604
PATO	SLAB PORCH - OPEN	71729	28x16		448	8.60		3,853



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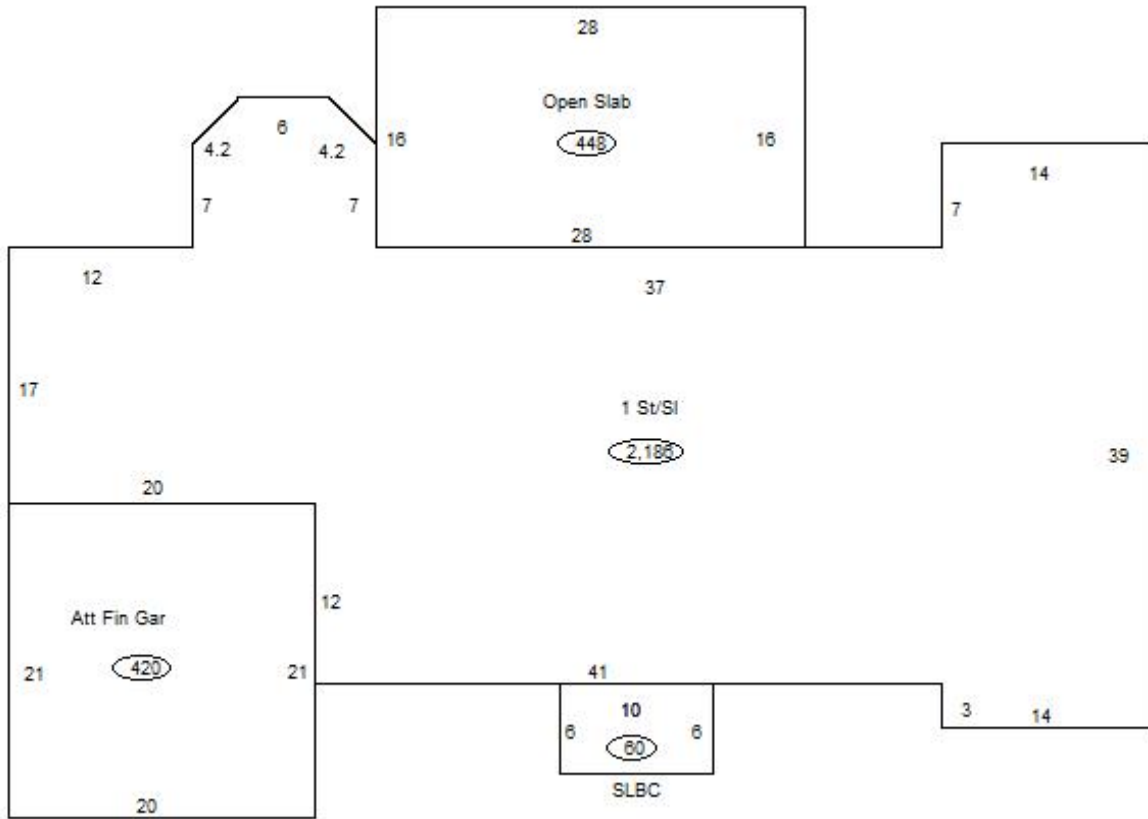
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Sketch Image

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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/SI	2,186	1.000	2,186
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	448	1.000	448
<b>Total Building Area</b>						2,186		2,186



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Galvanized Metal	96
	Qual	2	Cond 3	Year	2000	Eff Age 20

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (21.88 x 96)	2,100		2,100	1,239	861