




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 660030184 Parcel ID 000000-00-0-00375-023-0016 Cadastral ID 35-20-14-06650 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 333860 GONZO ENTERPRISES LLC 1169 N 172 E AVE TULSA OK 74116-0000 Parcel Location Situs 01155 N 172ND E AVE Subdivision HIGHLAND ACRES Lot/Block 0016 / 0023 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\2021-6-4\IMG_0053. 6/7/2021</p>														
Legal Description Lat/Long: 36.17192832 -95.78492430																			
LOT 16 BLOCK 23 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										
H	Homestead	No	1,000		/	LEBOW, CHRISTOPHER J	05/05/2021	75,000	YES										
					1185/23	LEBOW, ELDON R & VIOLA	07/22/1999	44,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2022		Land Value	31,242	28,625	11%	3,149	Assessed	9,551 1,018.71										
Year Frozen	0		Improvements	85,080	58,196		6,402	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	116,322	86,821		9,551	Total Taxable	9,551 1,019.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030184	GONZO ENTERPRISES LLC			1	86,667	0	9,096	970.00										
2024	2024-660030184	GONZO ENTERPRISES LLC			1	94,341	0	8,663	914.00										
2023	2023-660030184	GONZO ENTERPRISES LLC			1	75,000	0	8,250	847.00										
2022	2022-660030184	GONZO ENTERPRISES LLC			1	75,000	0	8,250	828.00										
2021	2021-660030184	GONZO ENTERPRISES LLC			1	63,109	1000	5,942	523.00										
2020	2020-660030184	LEBOW, CHRISTOPHERJ &			1	62,109	1000	5,832	517.00										
2019	2019-660030184	LEBOW, CHRISTOPHERJ &			1	60,959	1000	5,705	512.00										
2018	2018-660030184	LEBOW, CHRISTOPHERJ &			1	65,967	1000	6,134	548.00										
2017	2017-660030184	LEBOW, CHRISTOPHERJ &			1	65,406	1000	5,927	535.00										
2016	2016-660030184	LEBOW, CHRISTOPHERJ &			1	63,635	1000	5,724	509.00										
2015	2015-660030184	LEBOW, CHRISTOPHERJ &			1	59,874	1000	5,529	494.00										
2014	2014-660030184	LEBOW, CHRISTOPHERJ &			1	60,403	1000	5,339	483.00										
2013	2013-660030184	LEBOW, CHRISTOPHERJ &			1	60,755	1000	5,154	461.00										



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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2927		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	12,752.00 x 2.45 = 31,242		
Factor Value			
Adjustments	1.0000		
Lot Value	31,242		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1953 / 55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	168,363	160.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	124,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	133.58	Total Misc Impr	+	15,546			
Roofing Adj	+ 6.72	Garage Cost	+	30,838			
Subfloor Adj	+ 0.00	Total RCN	=	204,098			
Heat/Cool Adj	+ 2.62	Depreciation (59%)	-	120,418			
Plumbing Adj	+ 7.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	83,680			
Adj Base Cost	= 150.49	Lot Value	+	31,242			
Total Area	x 1,048	Indicated Value	=	114,922			
Adjusted Cost	= 157,714	Value Per SqFt		109.66			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,680		
Lot Value	31,242		
Indicated Value	114,922	109.66	Per SqFt
Agland Value			
Site Improvements	1,400		
Total Value	116,322	110.99	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	7,243.87		7,244
EPSW	ENCLOSED PORCH - SOLID WALL	72036	16x6		96	86.48		8,302



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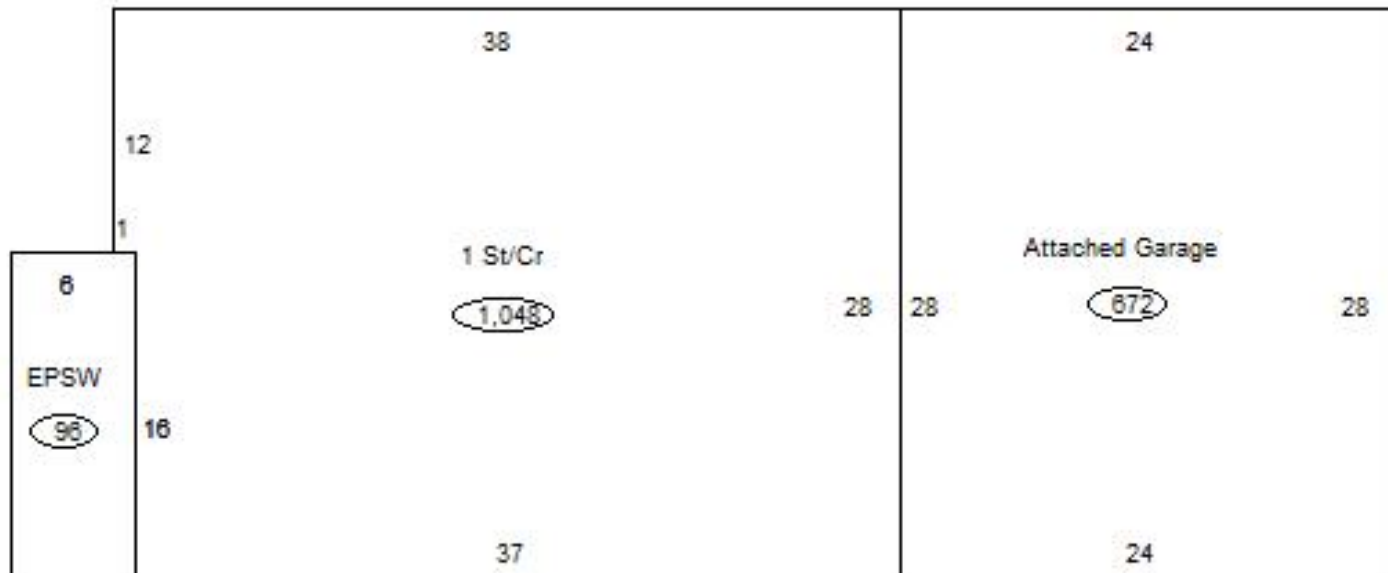
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,048	1.000	1,048
2	M	EPSW		13	EPSW	96	1.000	96
3	G	1		13	Attached Garage	672	1.000	672
Total Building Area						1,048		1,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x7	Plank	Composition Shingle	120
	Qual 4	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (28.46 x 120)	3,415		3,415	2,015	1,400