




# 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> 660030190 <b>Parcel ID</b> 000000-00-0-00375-024-0004 <b>Cadastral ID</b> 35-20-14-06710 <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> 344501 LARA, JOSE AVELAR & FRANCISCA VELAZQUEZ  21420 E 47TH ST BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 01152 N 172ND E AVE <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0004 / 0024 <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				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-8\IMG_0035. 6/8/2021</p>															
<b>Legal Description</b> Lat/Long: 36.17166768 -95.78557597																			
LOT 4 BLOCK 24 HIGHLAND ACRES				<b>Building Permits</b> <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															
<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>										
					/	GROSS, LOIS V TRUST	05/31/2024	100,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	31,238	31,238	11%	3,436	<b>Assessed</b>	11,985	1,278.32									
<b>Year Frozen</b>	0		<b>Improvements</b>	111,688	77,715		8,549	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00									
<b>TIF Project ID</b>	0		<b>Total Value</b>	142,926	108,953		11,985	<b>Total Taxable</b>	11,985	1,278.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660030190	LARA, JOSE AVELAR &			1	103,765	0	11,414	1,217.00										
2024	2024-660030190	LARA, JOSE AVELAR &			1	129,289	0	9,354	987.00										
2023	2023-660030190	GROSS, LOIS V			1	90,572	0	8,909	914.00										
2022	2022-660030190	GROSS, LOIS V			1	77,131	0	8,484	852.00										
2021	2021-660030190	GROSS, LOIS V			1	80,418	0	8,846	778.00										
2020	2020-660030190	GROSS, LOIS V			1	79,094	0	8,700	771.00										
2019	2019-660030190	GROSS, LOIS V			1	77,606	0	8,537	767.00										
2018	2018-660030190	GROSS, LOIS V			1	83,364	0	9,170	819.00										
2017	2017-660030190	GROSS, LOIS V			1	82,618	0	9,088	821.00										
2016	2016-660030190	GROSS, LOIS V			1	80,322	0	8,786	781.00										
2015	2015-660030190	GROSS, LOIS V			1	76,071	0	8,368	748.00										
2014	2014-660030190	GROSS, LOIS V			1	76,921	0	8,172	739.00										
2013	2013-660030190	GROSS, LOIS V			1	75,181	0	7,784	697.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2927 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,750.00 x 2.45 = 31,238 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,238		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-8\IMG_0035. 6/8/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Stone 60% Frame, Plywood or Hardt
<b>Base/Total Area</b>	1,440 / 1,440
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	4 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 53

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	200,983	139.57	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	113,990		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	115.62	<b>Total Misc Impr</b>	+ 8,194				
<b>Roofing Adj</b>	+ 6.23	<b>Garage Cost</b>	+ 27,694				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 247,928				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 57%)</b>	- 141,319				
<b>Plumbing Adj</b>	+ 9.09	<b>Lump Sums</b>	+ 5,079				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 111,688				
<b>Adj Base Cost</b>	= 147.25	<b>Lot Value</b>	+ 31,238				
<b>Total Area</b>	x 1,440	<b>Indicated Value</b>	= 142,926				
<b>Adjusted Cost</b>	= 212,040	<b>Value Per SqFt</b>	99.25				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	111,688		
<b>Lot Value</b>	31,238		
<b>Indicated Value</b>	142,926	99.25	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	142,926	99.25	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
PATO	SLAB PORCH - OPEN	72058	11x6		66	14.39		950
WODO	WOOD DECK - OPEN	72059	192		192	28.14	6%	5,079



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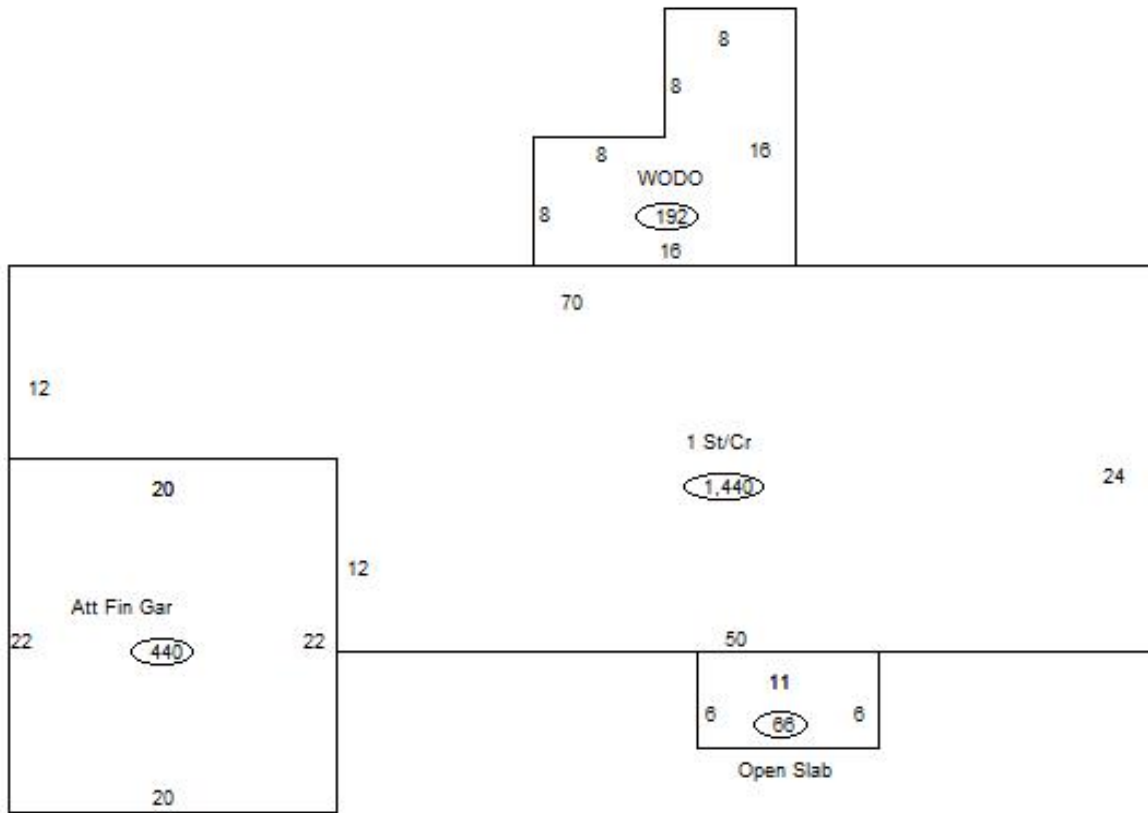
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Sketch Image

660030190



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,440	1.000	1,440
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PATO		13	Open Slab	66	1.000	66
4	M	WODO		13	WODO	192	1.000	192
<b>Total Building Area</b>						<b>1,440</b>		<b>1,440</b>