




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 660030202 Parcel ID 000000-00-0-00375-024-0017 Cadastral ID 35-20-14-06830 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 316744 GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116-0000 Parcel Location Situs 01169 N 171ST E AVE Subdivision HIGHLAND ACRES Lot/Block 0017 / 0024 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\2021-6-8\IMG_0023. 6/8/2021</p>														
Legal Description Lat/Long: 36.17212044 -95.78597307																			
LOT 17 BLOCK 24 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 colspan="5" style="height: 100px;"> </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		2631/580	WENZEL, BILLY JOE &	05/01/2017	130,000	WG										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2018		Land Value 30,838	30,838	11%	3,392	Assessed	15,481	1,651.20										
Year Frozen	0		Improvements 109,898	109,898		12,089	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 140,736	140,736		15,481	Total Taxable	15,481	1,651.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030202	GONZO ENTERPRISES LLC			1	147,825	0	15,240	1,625.00										
2024	2024-660030202	GONZO ENTERPRISES LLC			1	155,566	0	14,513	1,531.00										
2023	2023-660030202	GONZO ENTERPRISES LLC			1	148,722	0	13,822	1,419.00										
2022	2022-660030202	GONZO ENTERPRISES LLC			1	119,678	0	13,165	1,322.00										
2021	2021-660030202	GONZO ENTERPRISES LLC			1	126,490	0	13,914	1,224.00										
2020	2020-660030202	GONZO ENTERPRISES LLC			1	125,787	0	13,804	1,223.00										
2019	2019-660030202	GONZO ENTERPRISES LLC			1	119,514	0	13,147	1,181.00										
2018	2018-660030202	GONZO ENTERPRISES LLC			1	119,602	0	13,156	1,174.00										
2017	2017-660030202	GONZO ENTERPRISES LLC			1	106,471	1000	10,065	909.00										
2016	2016-660030202	WENZEL, BILLY J			1	103,643	1000	9,742	866.00										
2015	2015-660030202	WENZEL, BILLY J			1	99,356	1000	9,430	843.00										
2014	2014-660030202	WENZEL, BILLY J			1	102,563	1000	9,126	826.00										
2013	2013-660030202	WENZEL, BILLY J			1	96,124	1000	8,832	791.00										



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-8\IMG_0023. 6/8/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.289							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	12,587.00 x 2.45 = 30,838							
Factor Value								
Adjustments	1.0000							
Lot Value	30,838							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% 1 1/2 Story Finished							
Exterior Wall	100% Frame, Plywood or Hardboard							
Base/Total Area	1,536 / 1,920							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,536							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	480 Detached Garage - Finished							
Remodel								
Year/Eff Age	1980 / 35							
Cost Approach		Manual : 01/2025						
Base Cost	73.31	Total Misc Impr	+ 4,821					
Roofing Adj	+ 3.11	Garage Cost	+ 14,674					
Subfloor Adj	+ 0.00	Total RCN	= 198,650					
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 91,379					
Plumbing Adj	+ 6.59	Lump Sums	+ 1,703					
Basement Adj	+ 0.00	RCNLD	= 108,974					
Adj Base Cost	= 93.31	Lot Value	+ 30,838					
Total Area	x 1,920	Indicated Value	= 139,812					
Adjusted Cost	= 179,155	Value Per SqFt	72.82					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72070	24x6		144	20.84		3,001
BALW	BALCONY - WOOD	118300	68		68	25.04		1,703
PATO	Slab Porch - Open	150268	24x8		192	9.48		1,820
GRM Approach								
GRM Code								
Gross Rent				0.00				
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	164,779	85.82	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	5							
Indicated Value	149,010		Per SqFt					
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	108,974							
Lot Value	30,838							
Indicated Value	139,812	72.82	Per SqFt					
Agland Value								
Site Improvements	924							
Total Value	140,736	73.30	Total Value Per SqFt					



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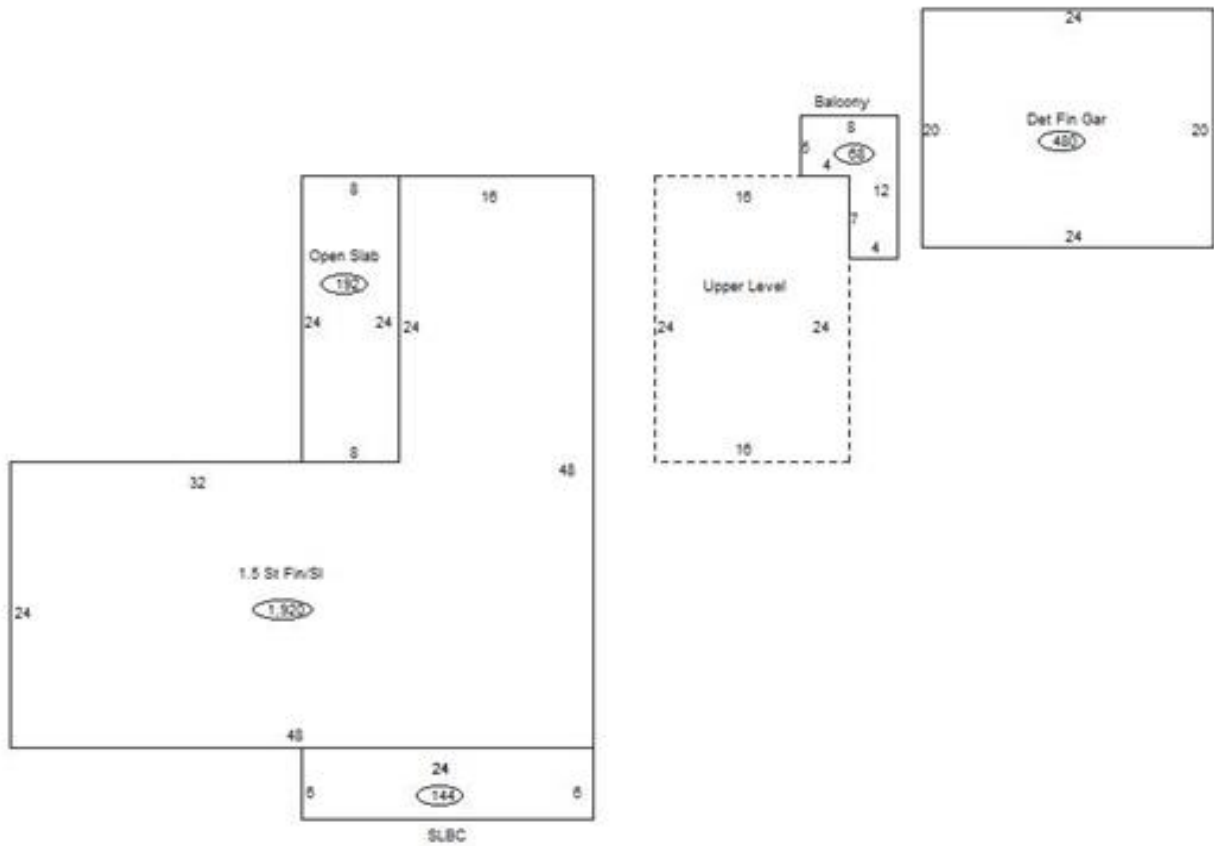
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,536	1.250	1,920
2	M	PRCH		13	SLBC	144	1.000	144
3	U	^UL	Overhang	13	Upper Level	384	1.000	384
4	M	BALW		13	Balcony	68	1.000	68
5	M	PATO		13	Open Slab	192	1.000	192
6	G	6		13	Det Fin Gar	480	1.000	480
Total Building Area						1,536		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	Qual	2	Cond	2	Year	2010
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (24.08 x 80)	1,926		1,926	1,002
				924