




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 660030206 Parcel ID 000000-00-0-00375-025-0003 Cadastral ID 35-20-14-06870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 318143 LUCERO, EVARISTO F JR & MELISSA A 1160 N 171ST E AVE TULSA OK 74116-0000 Parcel Location Situs 01160 N 171ST E AVE Subdivision HIGHLAND ACRES Lot/Block 0003 / 0025 Parcel Size 2 - 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_0040. 6/8/2021</p>														
Legal Description Lat/Long: 36.17175930 -95.78666435																			
LOTS 3 & 4 BLOCK 25 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	Yes	1,000	1,000	2545/129	ARCHER, RONNIE LEE	04/18/2016	115,000	YES										
H	Homestead	No	1,000		986/687	SQUIRES, JOHN &	04/12/1995	50,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2017		Land Value 31,362	31,362	11%	3,450	Assessed	18,060	1,926.28										
Year Frozen	0		Improvements 150,990	132,820		14,610	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		Total Value 182,352	164,182		18,060	Total Taxable	17,060	1,820.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030206	LUCERO, EVARISTO F JR &			1	170,165	1000	16,534	1,764.00										
2024	2024-660030206	LUCERO, EVARISTO F JR &			1	177,619	1000	16,024	1,690.00										
2023	2023-660030206	LUCERO, EVARISTO F JR &			1	159,969	1000	15,528	1,594.00										
2022	2022-660030206	LUCERO, EVARISTO F JR &			1	145,875	1000	15,046	1,510.00										
2021	2021-660030206	LUCERO, EVARISTO F JR &			1	126,219	1000	12,884	1,134.00										
2020	2020-660030206	LUCERO, EVARISTO F JR &			1	124,373	1000	12,681	1,123.00										
2019	2019-660030206	LUCERO, EVARISTO F JR &			1	121,427	1000	12,357	1,110.00										
2018	2018-660030206	LUCERO, EVARISTO F JR &			1	117,921	1000	11,971	1,069.00										
2017	2017-660030206	LUCERO, EVARISTO F JR &			1	116,916	1000	11,861	1,071.00										
2016	2016-660030206	LUCERO, EVARISTO F JR &			1	101,578	1000	8,619	767.00										
2015	2015-660030206	ARCHER, RONNIE LEE			1	95,337	1000	8,338	745.00										
2014	2014-660030206	ARCHER, RONNIE LEE			1	96,141	1000	8,067	730.00										
2013	2013-660030206	ARCHER, RONNIE LEE			1	90,888	1000	7,802	698.00										




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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.2939				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	12,801.00 x 2.45 = 31,362				
Factor Value					
Adjustments	1.0000				
Lot Value	31,362				
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-8\IMG_0040. 6/8/2021	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	82% One Story 18% Garage Conversion			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,816 / 1,816			Adusted R 0.8445	
Style	82% One Story - 18% Garage Conversion			Indicated Value 170,515 93.90 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	0			Adjustment Model 1 2022 Residential	
Fixture/RghIn	7 /			Comparables 5	
Bed/F/H Bath	4 / 1.5 /			Indicated Value 165,090 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 112,199	
Year/Eff Age	1973 / 40			Lot Value 31,362	
Cost Approach		Manual : 01/2025			
Base Cost	90.26	Total Misc Impr	+	3,052	
Roofing Adj	+ 4.36	Garage Cost	+		
Subfloor Adj	+ 1.15	Total RCN	=	207,025	
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	99,372	
Plumbing Adj	+ 5.08	Lump Sums	+	4,546	
Basement Adj	+ 0.00	RCNLD	=	112,199	
Adj Base Cost	= 112.32	Lot Value	+	31,362	
Total Area	x 1,816	Indicated Value	=	143,561	
Adjusted Cost	= 203,973	Value Per SqFt		79.05	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	72080	16x8		128	23.84	3,052
WODO	Wood Deck - Open	72081	240		240	18.94	4,546



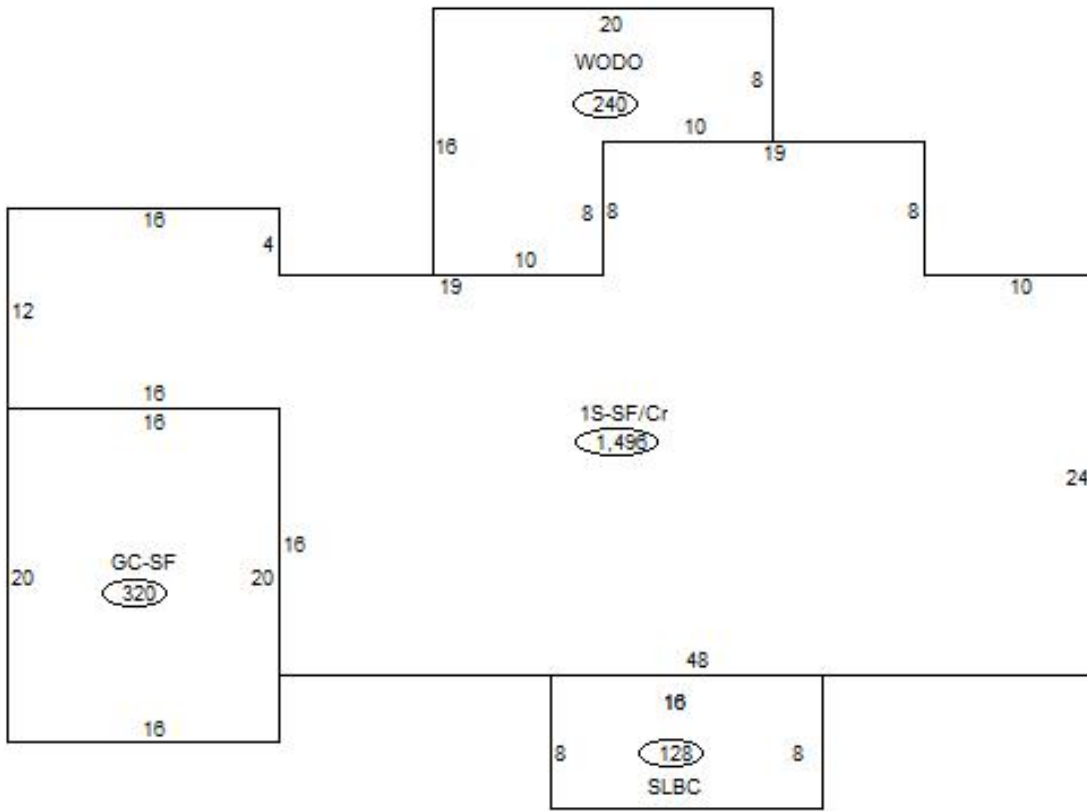
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	128	1.000	128
2	M	WODO		13	WODO	240	1.000	240
3	R	1	Crawl	13	1S-SF/Cr	1,496	1.000	1,496
4	R	22		13	GC-SF	320	1.000	320
Total Building Area						1,816		1,816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	40x30x8	Concrete	Formed Metal	1,200	
Qual	2	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (29.55 x 1,200)		35,460	35,460	1,773	33,687	
SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120	
Qual	3.5	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (27.21 x 120)		3,265	3,265	1,502	1,763	
SHDS	Shed - Small	12x12x6	Plank	Composition Shingle	144	
Qual	3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (25.00 x 144)		3,600	3,600	2,520	1,080	
SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60	
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (27.41 x 60)		1,645	1,645	971	674	
CPAT	Carport - Attached	20x20x8	Concrete	Formed Metal	400	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (10.06 x 400)		4,024	4,024	2,777	1,247	
PRCH	Porch	4x4x8			16	
Qual	2	Cond 2	Year 0	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (21.24 x 16)		340	340		340	