



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:13:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660059023 Parcel ID 000000-00-0-00646-001-0001 Cadastral ID 10-21-14-01020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327816 ALFORD, FRED A & JANA 15715 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15715 E 110TH ST N Subdivision RANCH ACRES ESTATES II Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1018 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-11\IMG_000' 8/11/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31413802 -95.79839021 LOT 1 BLOCK 1 RANCH ACRES ESTATES II																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		H	Homestead	No	1,000		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																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value</td> <td>106,524</td> <td>58,986</td> <td>11%</td> <td>6,488</td> <td>Assessed</td> <td>48,543 4,755.27</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>402,738</td> <td>382,317</td> <td></td> <td>42,055</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>509,262</td> <td>441,303</td> <td></td> <td>48,543</td> <td>Total Taxable</td> <td>47,543 4,657.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2020	Land Value	106,524	58,986	11%	6,488	Assessed	48,543 4,755.27	Year Frozen	0	Improvements	402,738	382,317		42,055	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	509,262	441,303		48,543	Total Taxable	47,543 4,657.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SKINNER, JEREMY KHAN</td> <td>05/30/2019</td> <td>365,000</td> <td>YES</td> </tr> <tr> <td>2668/155</td> <td>FUCHS, JACK S &</td> <td>10/17/2017</td> <td>360,000</td> <td>YES</td> </tr> <tr> <td>2333/197</td> <td>RUID, BRIAN D & DEBRA L</td> <td>05/30/2013</td> <td>315,000</td> <td>YES</td> </tr> <tr> <td>1146/386</td> <td>CLOUD, CURTIS M & DONNA J</td> <td>12/04/1998</td> <td>130,000</td> <td>Yes</td> </tr> <tr> <td>1121/283</td> <td>JEPSON, PETER BRAUN</td> <td>07/07/1998</td> <td>27,000</td> <td>Yes</td> </tr> <tr> <td>984/12</td> <td>A&W LAND DEVELOPMENT INC</td> <td>03/10/1995</td> <td>30,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SKINNER, JEREMY KHAN	05/30/2019	365,000	YES	2668/155	FUCHS, JACK S &	10/17/2017	360,000	YES	2333/197	RUID, BRIAN D & DEBRA L	05/30/2013	315,000	YES	1146/386	CLOUD, CURTIS M & DONNA J	12/04/1998	130,000	Yes	1121/283	JEPSON, PETER BRAUN	07/07/1998	27,000	Yes	984/12	A&W LAND DEVELOPMENT INC	03/10/1995	30,000	Yes																																
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2020	Land Value	106,524	58,986	11%	6,488	Assessed	48,543 4,755.27																																																																																																																	
Year Frozen	0	Improvements	402,738	382,317		42,055	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00																																																																																																																	
TIF Project ID	0	Total Value	509,262	441,303		48,543	Total Taxable	47,543 4,657.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	SKINNER, JEREMY KHAN	05/30/2019	365,000	YES																																																																																																																					
2668/155	FUCHS, JACK S &	10/17/2017	360,000	YES																																																																																																																					
2333/197	RUID, BRIAN D & DEBRA L	05/30/2013	315,000	YES																																																																																																																					
1146/386	CLOUD, CURTIS M & DONNA J	12/04/1998	130,000	Yes																																																																																																																					
1121/283	JEPSON, PETER BRAUN	07/07/1998	27,000	Yes																																																																																																																					
984/12	A&W LAND DEVELOPMENT INC	03/10/1995	30,000	Yes																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>484,501</td><td>1000</td><td>46,129</td><td>4,519.00</td></tr> <tr><td>2024</td><td>2024-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>487,763</td><td>1000</td><td>44,757</td><td>4,300.00</td></tr> <tr><td>2023</td><td>2023-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>434,694</td><td>0</td><td>44,424</td><td>4,163.00</td></tr> <tr><td>2022</td><td>2022-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>436,417</td><td>0</td><td>42,309</td><td>4,145.00</td></tr> <tr><td>2021</td><td>2021-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>366,310</td><td>0</td><td>40,294</td><td>3,898.00</td></tr> <tr><td>2020</td><td>2020-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>360,561</td><td>0</td><td>39,662</td><td>3,831.00</td></tr> <tr><td>2019</td><td>2019-660059023</td><td>ALFORD, FRED A & JANA</td><td>3</td><td>359,925</td><td>0</td><td>39,592</td><td>3,827.00</td></tr> <tr><td>2018</td><td>2018-660059023</td><td>SKINNER, JEREMY KHAN</td><td>3</td><td>362,417</td><td>0</td><td>39,866</td><td>3,711.00</td></tr> <tr><td>2017</td><td>2017-660059023</td><td>FUCHS, JACK S &</td><td>3</td><td>330,435</td><td>1000</td><td>35,348</td><td>3,325.00</td></tr> <tr><td>2016</td><td>2016-660059023</td><td>FUCHS, JACK S &</td><td>3</td><td>322,251</td><td>1000</td><td>34,422</td><td>3,241.00</td></tr> <tr><td>2015</td><td>2015-660059023</td><td>FUCHS, JACK S &</td><td>3</td><td>312,639</td><td>1000</td><td>33,390</td><td>3,166.00</td></tr> <tr><td>2014</td><td>2014-660059023</td><td>FUCHS, JACK S &</td><td>3</td><td>317,993</td><td>1000</td><td>33,979</td><td>3,252.00</td></tr> <tr><td>2013</td><td>2013-660059023</td><td>FUCHS, JACK S &</td><td>3</td><td>267,991</td><td>1000</td><td>27,841</td><td>2,608.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660059023	ALFORD, FRED A & JANA	3	484,501	1000	46,129	4,519.00	2024	2024-660059023	ALFORD, FRED A & JANA	3	487,763	1000	44,757	4,300.00	2023	2023-660059023	ALFORD, FRED A & JANA	3	434,694	0	44,424	4,163.00	2022	2022-660059023	ALFORD, FRED A & JANA	3	436,417	0	42,309	4,145.00	2021	2021-660059023	ALFORD, FRED A & JANA	3	366,310	0	40,294	3,898.00	2020	2020-660059023	ALFORD, FRED A & JANA	3	360,561	0	39,662	3,831.00	2019	2019-660059023	ALFORD, FRED A & JANA	3	359,925	0	39,592	3,827.00	2018	2018-660059023	SKINNER, JEREMY KHAN	3	362,417	0	39,866	3,711.00	2017	2017-660059023	FUCHS, JACK S &	3	330,435	1000	35,348	3,325.00	2016	2016-660059023	FUCHS, JACK S &	3	322,251	1000	34,422	3,241.00	2015	2015-660059023	FUCHS, JACK S &	3	312,639	1000	33,390	3,166.00	2014	2014-660059023	FUCHS, JACK S &	3	317,993	1000	33,979	3,252.00	2013	2013-660059023	FUCHS, JACK S &	3	267,991	1000	27,841	2,608.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660059023	ALFORD, FRED A & JANA	3	484,501	1000	46,129	4,519.00																																																																																																																		
2024	2024-660059023	ALFORD, FRED A & JANA	3	487,763	1000	44,757	4,300.00																																																																																																																		
2023	2023-660059023	ALFORD, FRED A & JANA	3	434,694	0	44,424	4,163.00																																																																																																																		
2022	2022-660059023	ALFORD, FRED A & JANA	3	436,417	0	42,309	4,145.00																																																																																																																		
2021	2021-660059023	ALFORD, FRED A & JANA	3	366,310	0	40,294	3,898.00																																																																																																																		
2020	2020-660059023	ALFORD, FRED A & JANA	3	360,561	0	39,662	3,831.00																																																																																																																		
2019	2019-660059023	ALFORD, FRED A & JANA	3	359,925	0	39,592	3,827.00																																																																																																																		
2018	2018-660059023	SKINNER, JEREMY KHAN	3	362,417	0	39,866	3,711.00																																																																																																																		
2017	2017-660059023	FUCHS, JACK S &	3	330,435	1000	35,348	3,325.00																																																																																																																		
2016	2016-660059023	FUCHS, JACK S &	3	322,251	1000	34,422	3,241.00																																																																																																																		
2015	2015-660059023	FUCHS, JACK S &	3	312,639	1000	33,390	3,166.00																																																																																																																		
2014	2014-660059023	FUCHS, JACK S &	3	317,993	1000	33,979	3,252.00																																																																																																																		
2013	2013-660059023	FUCHS, JACK S &	3	267,991	1000	27,841	2,608.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:13:52
Page 2

Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	28000	
Non-Ag Acres	3.1773	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	138,402.00 x .77 = 106,524	
Factor Value		
Adjustments	1.0000	
Lot Value	106,524	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,351 / 3,086
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,351
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1998 / 14



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-11\IMG_000 8/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	417,110	135.16	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.35	Total Misc Impr	+	19,836			
Roofing Adj	+ 3.96	Garage Cost	+	28,577			
Subfloor Adj	+ -2.59	Total RCN	=	424,689			
Heat/Cool Adj	+ 14.47	Depreciation (14%)	-	59,456			
Plumbing Adj	+ 8.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	365,233			
Adj Base Cost	= 121.93	Lot Value	+	106,524			
Total Area	x 3,086	Indicated Value	=	471,757			
Adjusted Cost	= 376,276	Value Per SqFt		152.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	365,233		
Lot Value	106,524		
Indicated Value	471,757	152.87	Per SqFt
Agland Value			
Site Improvements	37,505		
Total Value	509,262	165.02	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	79984	29x6		174	28.91		5,030
PRCH	SLAB PORCH - COVERED	79985	294		294	28.49		8,376



Rogers

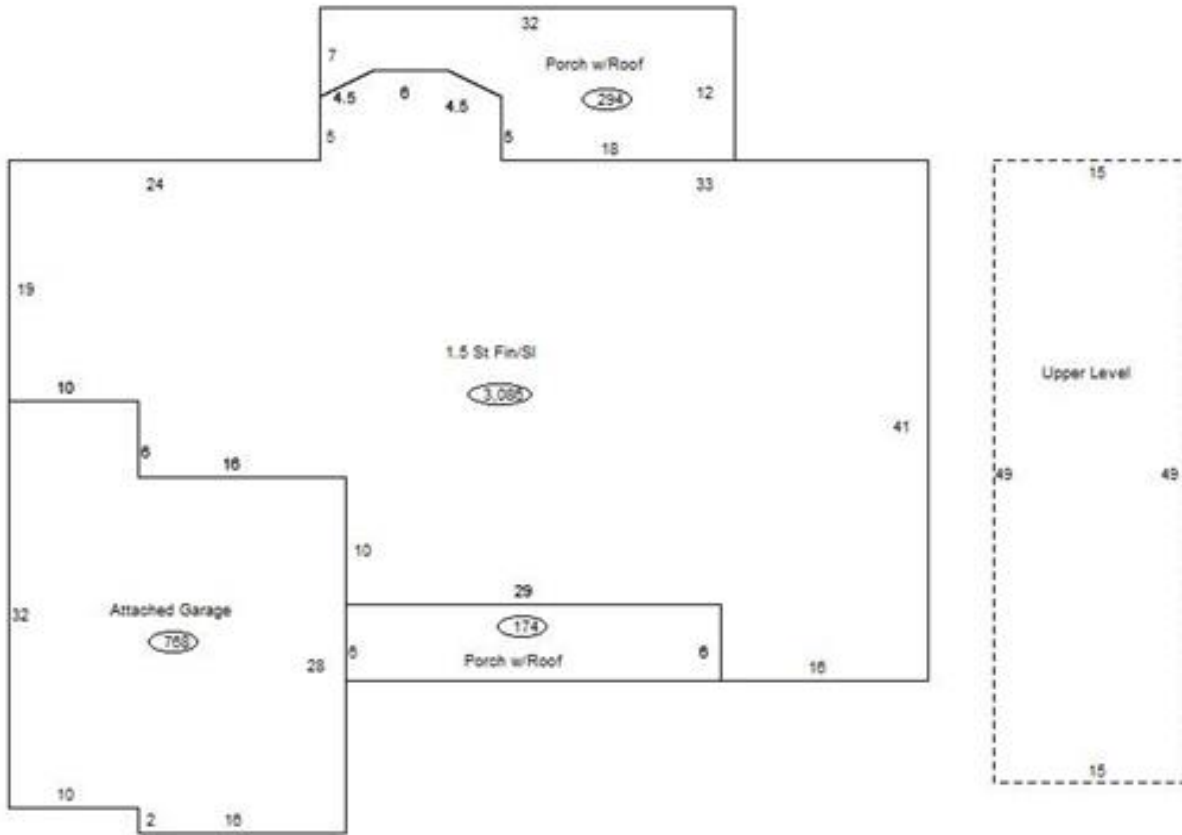
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:13:52
 Page 3

Sketch Image

660059023



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/Sl	2,351	1.313	3,086
2	M	PRCH		13	SLBC	174	1.000	174
3	M	PRCH		13	SLBC	294	1.000	294
4	G	1		13	Attached Garage	768	1.000	768
5	U	^UL		13	Upper Level	735	1.000	735
Total Building Area						2,351		3,086



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:13:52
 Page 4

660059023

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2006	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (0% Phys/ % Func)	RCNLD 36,300
	STF	STG FAIR	0x0x0			368
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 368) 1,722		Modifier Total	RCN 1,722	Depr (30% Phys/ % Func) 517	RCNLD 1,205