



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 660067541 Parcel ID 000000-00-0-00316-003-0011 Cadastral ID 03-21-14-02890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 325898 AL-KAZAZ, GAHLIB TRUSTEE PO BOX 471352 TULSA OK 74147-0000 Parcel Location Situs 11882 N 156TH E AVE Subdivision FALCON RIDGE Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS									
\\tsclient\A\TOMMY DUNLAP\New folder (350)\IMG_0029.JPG 4/30/2024									
Legal Description Lot/Long: 36.32703868 -95.80050479					Building Permits				
LOT 11 BLOCK 3 FALCON RIDGE					Number	Description	Opened	Closed	Amount
					5014		01/1998	01/1999	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	VOGEL, ANN KRISTIN	10/10/2018	140,000	19
H	Homestead	No	1,000		2519/831	HEWETT, JEWELL DEWAYNE	12/22/2015	170,000	YES
					2456/261	HEWETT, JEWELL DEWAYNE &	01/29/2015	0	4
					1139/717	HOME ADDRESS BUILDERS, INC	11/03/1998	108,500	Yes
					1112/805	A&W LAND DEVELOPMENT INC	05/13/1998	22,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2019	Land Value	60,691	55,126	11%	6,064	Assessed	24,065	2,357.41
Year Frozen	0	Improvements	169,895	163,648		18,001	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	230,586	218,774		24,065	Total Taxable	24,065	2,357.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660067541	AL-KAZAZ, GAHLIB			16	226,701	0	22,919	2,245.00
2024	2024-660067541	AL-KAZAZ, GAHLIB			16	227,962	0	21,828	2,097.00
2023	2023-660067541	AL-KAZAZ, GAHLIB			16	188,987	0	20,789	1,948.00
2022	2022-660067541	AL-KAZAZ, GAHLIB			16	198,730	0	20,660	2,024.00
2021	2021-660067541	AL-KAZAZ, GAHLIB			16	178,874	0	19,676	1,903.00
2020	2020-660067541	AL-KAZAZ, GAHLIB			16	177,812	0	19,559	1,889.00
2019	2019-660067541	AL-KAZAZ, GAHLIB			16	169,362	0	18,630	1,801.00
2018	2018-660067541	VOGEL, ANN KRISTIN			16	172,432	1000	17,968	1,672.00
2017	2017-660067541	VOGEL, ANN KRISTIN			16	171,069	1000	17,818	1,676.00
2016	2016-660067541	VOGEL, ANN KRISTIN			16	169,709	1000	17,668	1,663.00
2015	2015-660067541	HEWETT, JEWELL DEWAYNE			16	164,396	1000	16,719	1,585.00
2014	2014-660067541	HEWETT, JEWELL DEWAYNE &			16	167,239	1000	16,203	1,551.00
2013	2013-660067541	HEWETT, JEWELL DEWAYNE &			16	157,305	1000	15,702	1,471.00




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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0454 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 45,537.00 x 1.81 = 82,450 Factor Value Adjustments 0.7361 Lot Value 60,691		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,776 / 1,776
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,776
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	190,628	107.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	258,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.20	Total Misc Impr	+	7,551			
Roofing Adj	+ 4.37	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	242,707			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	72,812			
Plumbing Adj	+ 7.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	169,895			
Adj Base Cost	= 125.82	Lot Value	+	60,691			
Total Area	x 1,776	Indicated Value	=	230,586			
Adjusted Cost	= 223,456	Value Per SqFt		129.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,895		
Lot Value	60,691		
Indicated Value	230,586	129.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,586	129.83	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	82160	12x5		60	24.08		1,445
PATO	SLAB PORCH - OPEN	82161	93		93	10.86		1,010
SHLT	STORM SHELTER			1	2014	0.00		



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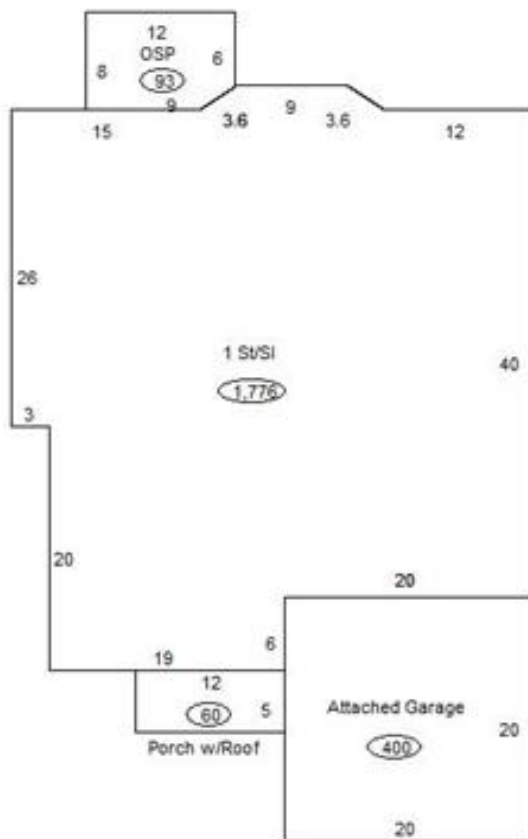
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,776	1.000	1,776
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	93	1.000	93
Total Building Area						1,776		1,776



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHLT	STORM SHELTER	0x0x0			
	Qual	Cond	Year	Eff Age		
			0			
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (0.00 x)						