



# 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> 660070639 <b>Parcel ID</b> 20N15E-25-4-00000-000-0000 <b>Cadastral ID</b> 25-20-15-00413 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 333397 ORCUTT, LISA & JUSTON W  16230 S 251ST E AVE COWETA OK 74429-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.94 - Acres <b>Sec/Twn/Rng</b> 25 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					No Image On File				
<b>Legal Description</b> Lat/Long: 36.18118714 -95.65764933					<b>Building Permits</b>				
E2 SW NE SE LESS N 140'					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<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>
					/	FRANCO, ADRIAN & JOY	01/19/2021	60,000	WG
					2556/869	LYLES, RONNIE J	06/14/2016	12,000	19
					2548/924	LYLES, RICK A	05/09/2016	0	4
					2475/30	LYLES, RONNIE J	05/26/2015	0	4
					2475/24	LYLES, RONNIE J & SABRINA	07/15/2014	0	4
					1112/228	L & L PLUMBING CO	05/11/1998	0	No
<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>	99.860	<b>Current Tax</b>
<b>Remove Cap</b>	2022		<b>Land Value</b> 62,755	49,592	11%	5,455	<b>Assessed</b>	5,455	544.74
<b>Year Frozen</b>	0		<b>Improvements</b> 0	0		0	<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> 62,755	49,592		5,455	<b>Total Taxable</b>	5,455	545.00
<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	2025-660070639	ORCUTT, LISA & JUSTON W			22	66,022	0	5,195	518.00
2024	2024-660070639	ORCUTT, LISA & JUSTON W			22	66,022	0	4,948	483.00
2023	2023-660070639	ORCUTT, LISA & JUSTON W			22	44,775	0	4,712	442.00
2022	2022-660070639	WELTER, LISA			22	40,800	0	4,488	422.00
2021	2021-660070639	WELTER, LISA			22	40,800	0	4,156	395.00
2020	2020-660070639	FRANCO, ADRIAN & JOY			22	40,800	0	3,958	378.00
2019	2019-660070639	FRANCO, ADRIAN & JOY			22	36,390	0	3,770	364.00
2018	2018-660070639	FRANCO, ADRIAN & JOY			22	32,640	0	3,590	345.00
2017	2017-660070639	FRANCO, ADRIAN & JOY			22	32,640	0	3,590	349.00
2016	2016-660070639	FRANCO, ADRIAN & JOY			22	43,520	0	3,886	373.00
2015	2015-660070639	LYLES, RICK A			22	43,520	0	3,701	357.00
2014	2014-660070639	LYLES, RONNIE J & SABRINA			20	43,520	0	3,525	319.00
2013	2013-660070639	LYLES, RONNIE J & SABRINA			20	43,520	0	3,357	300.00



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	3.8626							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	168,254.00 x .37 = 62,755							
Factor Value								
Adjustments	1.0000							
Lot Value	62,755							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				<b>Direct Comparables</b>				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	62,755			
Year/Eff Age	/			Indicated Value	62,755	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	62,755	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 62,755					
Total Area	x	Indicated Value	= 62,755					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value