




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 660070724 Parcel ID 21N15E-31-4-00000-000-0000 Cadastral ID 31-21-15-01410 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 334190 THE HIDDEN PORCH EVENT CENTER LLC PO BOX 836 OWASSO OK 74055-0000 Parcel Location Situs 04883 E HWY 266 Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 31 / 21 / 15 / 4 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS																													
Legal Description Lat/Long: 36.24985705 -95.74662684 TR IN E2 SW SE DESC AS; BEG SW/C E2 SW SE, TH N 262.5', E 350', S 212', W ON CUR TO L (RAD 1582.4') TO PT ON S SEC/L 232.5' E OF POB, TH W TO POB										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>STORM R13</td> <td>R17-30X60 1800 SQ FT OFFICE</td> <td>03/2016</td> <td>01/2019</td> <td>85,000</td> </tr> <tr> <td>R11</td> <td>NEW WEDDING CHAPEL. TAMMY ALR</td> <td>04/2012</td> <td>12/2013</td> <td></td> </tr> <tr> <td></td> <td>NEW CONSTRUCTION</td> <td>10/2010</td> <td>03/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	STORM R13	R17-30X60 1800 SQ FT OFFICE	03/2016	01/2019	85,000	R11	NEW WEDDING CHAPEL. TAMMY ALR	04/2012	12/2013	
Number	Description	Opened	Closed	Amount																									
STORM R13	R17-30X60 1800 SQ FT OFFICE	03/2016	01/2019	85,000																									
R11	NEW WEDDING CHAPEL. TAMMY ALR	04/2012	12/2013																										
	NEW CONSTRUCTION	10/2010	03/2011																										
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	HISEL, RANDAL R & SUSAN K	04/23/2021	531,500	YES																				
					2526/424	HISEL, RANDEL R & SUSAN K &	01/29/2016	100,000	4																				
					1993/733	GATES, CHRISTOPHER D &	12/05/2008	150,500	YES																				
					1691/311	PRICE, HAMPTON H III &	06/29/2005	53,000	YES																				
					1499/600	MEEK, ROY R &	07/18/2003	40,000	YES																				
					1383/760	MEEK, ROY C/O LEO MILLION	06/04/2002	5,000	14																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax																				
Remove Cap	2022	Land Value	125,003	125,003	11%	13,750	Assessed	35,795	3,702.56																				
Year Frozen	0	Improvements	246,099	200,402		22,045	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	371,102	325,405		35,795	Total Taxable	35,795	3,703.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660070724	THE HIDDEN PORCH EVENT	23	374,571	0	34,090	3,527.00																						
2024	2024-660070724	THE HIDDEN PORCH EVENT	23	295,153	0	32,466	3,401.00																						
2023	2023-660070724	THE HIDDEN PORCH EVENT	23	531,500	0	54,784	5,538.00																						
2022	2022-660070724	THE HIDDEN PORCH EVENT	23	474,327	0	52,176	5,287.00																						
2021	2021-660070724	THE HIDDEN PORCH EVENT	23	404,817	0	27,037	2,765.00																						
2020	2020-660070724	HISEL, RANDAL R & SUSAN K	23	404,817	0	25,749	2,646.00																						
2019	2019-660070724	HISEL, RANDAL R & SUSAN K	23	404,817	0	24,523	2,547.00																						
2018	2018-660070724	HISEL, RANDAL R & SUSAN K	23	375,618	0	23,356	2,413.00																						
2017	2017-660070724	HISEL, RANDAL R & SUSAN K	23	375,618	0	22,243	2,327.00																						
2016	2016-660070724	HISEL, RANDAL R & SUSAN K	23	353,797	0	21,184	2,187.00																						
2015	2015-660070724	HISEL, RANDEL R & SUSAN K &	23	342,050	0	20,175	2,091.00																						
2014	2014-660070724	HISEL, RANDEL R & SUSAN K &	23	93,725	0	10,310	1,080.00																						
2013	2013-660070724	HISEL, RANDEL R & SUSAN K &	23	342,050	0	37,626	3,905.00																						



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2		
Non-Ag Acres	1.968		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	85,712.00 x .88 =	75,526	
Factor Value	0		
Adjustments	165.51%		
Lot Value	125,003		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	829583
Total Building Area	2,672	Image Date	11/22/2016
Total Base Value	390,952	Name	660070724 #3.JPG
Modifier Value		Description	#3
Misc Improvements			
Replacement Cost New	390,952		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	235,883		
Economic Depreciation			
RCNLD (All Sources)	235,883		
Depreciated Improvements			
Outbuilding Value	10,216		
Total Improvement Value	246,099		
Land Value	125,003		
Cost Approach Value	371,102	138.89/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	10,216
Miscellaneous Income		Land Value	125,003
Effective Gross Income (EGI)		Total Appraised Value	371,102 138.89/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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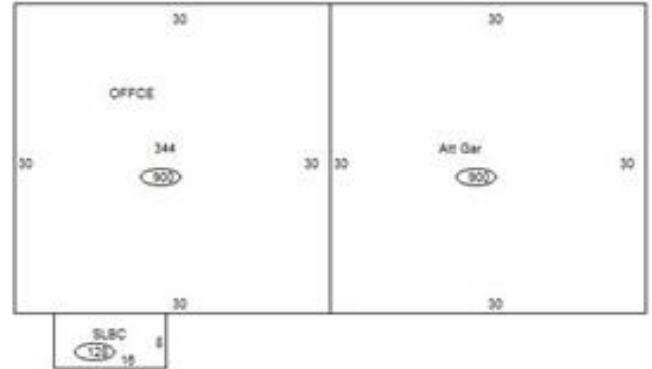
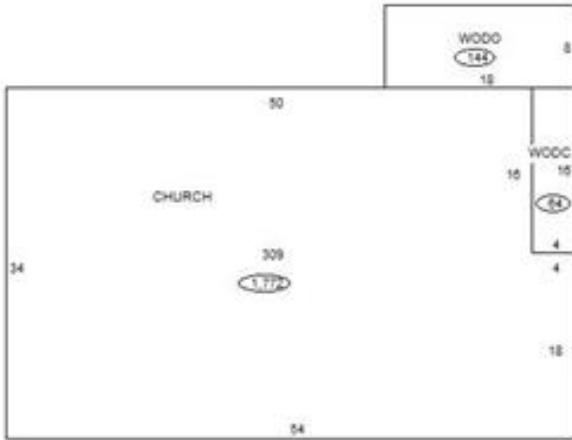
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Sketch Image

660070724



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		13	309	1,772	1.000	1,772
2	N	0		13	CHURCH		0.000	
3	C	344		13	344	900	1.000	900
4	N	0		13	OFFCE		0.000	
5	M	GRAT		13	Att Gar	900	1.000	900
6	O	PRCH		20	SLBC	128	1.000	128
7	O	WODC		13	WODC	64	1.000	64
8	O	WODO		13	WODO	144	1.000	144
Total Building Area						2,672		2,672



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Account 660070724
Parcel ID 21N15E-31-4-00000-000-0000
Cadastral ID 31-21-15-01410

Tax Area Code 23
Property Class RC
Owners Name THE HIDDEN PORCH EVENT

Building Data

Building ID 4063
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 900
Average Perimeter 120
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 2016
Effective Age 5
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0006.JPG
Image Date 5/13/2022
Image Name IMG_0006.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 91.88
Wall Cost 43.86
HVAC Cost 14.54
Basement Cost 0.00
Total Base Cost 150.28
Total Area 900
Base RCN 135,252
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 135,252
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (6,763)
Total RCNLD 128,489
Lump Sums
Total Building Value 128,489 \$ 142.77 Per SqFt



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Account 660070724
Parcel ID 21N15E-31-4-00000-000-0000
Cadastral ID 31-21-15-01410

Tax Area Code 23
Property Class RC
Owners Name THE HIDDEN PORCH EVENT

Building Data

Building ID 3470
Building Sequence 2
Occupancy 1 309 Church 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,772
Average Perimeter 176
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1975
Effective Age 26
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0003.JPG
Image Date 5/13/2022
Image Name IMG_0003.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 91.84
Wall Cost 35.89
HVAC Cost 16.57
Basement Cost 0.00
Total Base Cost 144.30
Total Area 1,772
Base RCN 255,700
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 255,700
Physical Depreciation 58%
Functional Depreciation
Total Depreciation 58% (148,306)
Total RCNLD 107,394
Lump Sums
Total Building Value 107,394 \$ 60.61 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	8x16x0			128
	Qual 0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (26.53 x 128)				3,396		3,396
	WODC	Wood Deck - Covered	16x4x0			64
	Qual 0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (50.58 x 64)				3,237		3,237
	WODO	Wood Deck - Open	8x18x0			144
	Qual 0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (24.88 x 144)				3,583		3,583
Total Site Improvement Value						10,216