




# 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	660076210				 <p>\\tsclient\C\Users\rln\Pictures\2017-10-30\IMG_0005.JPG 10/30/2017</p>									
Parcel ID	20N14E-12-1-00000-000-0000													
Cadastral ID	12-20-14-00120													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	316744													
GONZO ENTERPRISES LLC														
1115 N 171ST E AVE TULSA OK 74116-0000														
Parcel Location														
Situs	03807 E HWY 266													
Subdivision														
Lot/Block	/	Parcel Size 2.65 - Acres												
Sec/Twn/Rng	12 / 20 / 14 / 1													
Neighborhood	6100 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.23290616 -95.76566752														
TR COMM AT NE/C NE/4 NE/4; TH S00-02-26W 20'; TH S70-07-07W 1096.36'; TH S00-02-26W 179.81' TO POB; TH S00-02-26W 406.64'; TH S88-27-10W 282.9'; TH N00-02-26E 408.09'; TH N88-44-52E 282.86' 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	FRANKS, JONATHAN W & CANDACE J	12/11/2025	300,000	3					
					1237/471	FLANARY, ORVILLE JR & CYNTHIA	07/17/2000	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2026	Land Value	41,400	41,400	11%	4,554	Assessed	43,521	4,263.32					
Year Frozen	0	Improvements	354,241	354,241		38,967	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	395,641	395,641		43,521	Total Taxable	43,521	4,263.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660076210	FRANKS, JONATHAN W & CANDACE J	3	327,399	1000	35,013	3,430.00							
2024	2024-660076210	FRANKS, JONATHAN W & CANDACE J	3	318,190	1000	34,001	3,266.00							
2023	2023-660076210	FRANKS, JONATHAN W & CANDACE J	3	335,271	1000	35,879	3,362.00							
2022	2022-660076210	FRANKS, JONATHAN W & CANDACE J	3	340,141	1000	34,858	3,415.00							
2021	2021-660076210	FRANKS, JONATHAN W & CANDACE J	3	320,562	1000	33,814	3,271.00							
2020	2020-660076210	FRANKS, JONATHAN W & CANDACE J	3	318,093	1000	32,800	3,168.00							
2019	2019-660076210	FRANKS, JONATHAN W & CANDACE J	3	298,318	1000	31,815	3,076.00							
2018	2018-660076210	FRANKS, JONATHAN W & CANDACE J	3	304,580	1000	31,237	2,908.00							
2017	2017-660076210	FRANKS, JONATHAN W & CANDACE J	3	301,847	1000	30,299	2,850.00							
2016	2016-660076210	FRANKS, JONATHAN W & CANDACE J	3	293,259	1000	29,387	2,767.00							
2015	2015-660076210	FRANKS, JONATHAN W & CANDACE J	3	283,159	1000	28,501	2,703.00							
2014	2014-660076210	FRANKS, JONATHAN W & CANDACE J	3	289,061	1000	27,643	2,646.00							
2013	2013-660076210	FRANKS, JONATHAN W & CANDACE J	3	269,913	1000	26,808	2,511.00							



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Lot Data	Acre - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
Method	Acre	
Base Lot Value	2.65 x 15,622.64 = 41,400	
Factor Value		
Adjustments		
Lot Value	41,400	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,644 / 3,288
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,644
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	445,210	135.40	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	92.84	Total Misc Impr	+	9,355	
Roofing Adj	+ 3.02	Garage Cost	+	45,528	
Subfloor Adj	+ -2.37	Total RCN	=	442,801	
Heat/Cool Adj	+ 16.31	Depreciation ( 20%)	-	88,560	
Plumbing Adj	+ 8.18	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	354,241	
Adj Base Cost	= 117.98	Lot Value	+	41,400	
Total Area	x 3,288	Indicated Value	=	395,641	
Adjusted Cost	= 387,918	Value Per SqFt		120.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	354,241		
Lot Value	41,400		
Indicated Value	395,641	120.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	395,641	120.33	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	90780	8x8		64	32.99		2,111



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### Sketch Image

660076210



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,644	2.000	3,288
2	G	5	Slab	13	Att Fin Gar	800	1.000	800
3	M	PRCH		13	PRCH	64	1.000	64
<b>Total Building Area</b>						1,644		3,288