



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:16:40  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660076844 <b>Parcel ID</b> 000000-00-0-00551-001-0052 <b>Cadastral ID</b> 31-21-15-03550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 276574 HERT, R JAMES &  PATRICIA A 7455 N 202ND E AVE OWASSO OK 74055-8090																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07455 N 202ND E AVE <b>Subdivision</b> OAKRIDGE AT COOPER RANCH II <b>Lot/Block</b> 0052 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1175 - R-V01-SW CLAREMORE <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26226859 -95.74548828 LOT 52 BLOCK 1 OAKRIDGE II AT COOPER RANCH					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <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> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <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>1284/651</td> <td>KOURTIS PROPERIES-COOPER-RAN</td> <td>01/11/2001</td> <td>65,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1284/651	KOURTIS PROPERIES-COOPER-RAN	01/11/2001	65,000	Yes																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1284/651	KOURTIS PROPERIES-COOPER-RAN	01/11/2001	65,000	Yes																																																																																																																					
<b>Parcel Valuation</b> <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>103.438</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 126,510</td> <td>126,510</td> <td>11%</td> <td>13,916</td> <td>Assessed</td> <td>72,060</td> <td>7,453.74</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 551,867</td> <td>528,580</td> <td></td> <td>58,144</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 678,377</td> <td>655,090</td> <td></td> <td>72,060</td> <td>Total Taxable</td> <td>71,060</td> <td>7,361.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	Remove Cap	2002	Land Value 126,510	126,510	11%	13,916	Assessed	72,060	7,453.74	Year Frozen	0	Improvements 551,867	528,580		58,144	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 678,377	655,090		72,060	Total Taxable	71,060	7,361.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax																																																																																																																	
Remove Cap	2002	Land Value 126,510	126,510	11%	13,916	Assessed	72,060	7,453.74																																																																																																																	
Year Frozen	0	Improvements 551,867	528,580		58,144	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																																																	
TIF Project ID	0	Total Value 678,377	655,090		72,060	Total Taxable	71,060	7,361.00																																																																																																																	
<b>Assessment History</b> <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>2025-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>663,999</td><td>1000</td><td>68,961</td><td>7,144.00</td></tr> <tr><td>2024</td><td>2024-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>634,939</td><td>1000</td><td>66,923</td><td>7,024.00</td></tr> <tr><td>2023</td><td>2023-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>632,173</td><td>1000</td><td>64,945</td><td>6,580.00</td></tr> <tr><td>2022</td><td>2022-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>624,744</td><td>1000</td><td>63,024</td><td>6,400.00</td></tr> <tr><td>2021</td><td>2021-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>585,975</td><td>1000</td><td>61,160</td><td>6,269.00</td></tr> <tr><td>2020</td><td>2020-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>576,586</td><td>1000</td><td>59,349</td><td>6,113.00</td></tr> <tr><td>2019</td><td>2019-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>552,520</td><td>1000</td><td>57,591</td><td>5,996.00</td></tr> <tr><td>2018</td><td>2018-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>567,784</td><td>1000</td><td>55,885</td><td>5,786.00</td></tr> <tr><td>2017</td><td>2017-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>561,848</td><td>1000</td><td>54,228</td><td>5,686.00</td></tr> <tr><td>2016</td><td>2016-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>548,901</td><td>1000</td><td>52,620</td><td>5,446.00</td></tr> <tr><td>2015</td><td>2015-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>532,712</td><td>1000</td><td>51,058</td><td>5,307.00</td></tr> <tr><td>2014</td><td>2014-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>535,859</td><td>1000</td><td>49,542</td><td>5,204.00</td></tr> <tr><td>2013</td><td>2013-660076844</td><td>HERT, R JAMES &amp;</td><td>23</td><td>502,673</td><td>1000</td><td>48,070</td><td>5,004.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660076844	HERT, R JAMES &	23	663,999	1000	68,961	7,144.00	2024	2024-660076844	HERT, R JAMES &	23	634,939	1000	66,923	7,024.00	2023	2023-660076844	HERT, R JAMES &	23	632,173	1000	64,945	6,580.00	2022	2022-660076844	HERT, R JAMES &	23	624,744	1000	63,024	6,400.00	2021	2021-660076844	HERT, R JAMES &	23	585,975	1000	61,160	6,269.00	2020	2020-660076844	HERT, R JAMES &	23	576,586	1000	59,349	6,113.00	2019	2019-660076844	HERT, R JAMES &	23	552,520	1000	57,591	5,996.00	2018	2018-660076844	HERT, R JAMES &	23	567,784	1000	55,885	5,786.00	2017	2017-660076844	HERT, R JAMES &	23	561,848	1000	54,228	5,686.00	2016	2016-660076844	HERT, R JAMES &	23	548,901	1000	52,620	5,446.00	2015	2015-660076844	HERT, R JAMES &	23	532,712	1000	51,058	5,307.00	2014	2014-660076844	HERT, R JAMES &	23	535,859	1000	49,542	5,204.00	2013	2013-660076844	HERT, R JAMES &	23	502,673	1000	48,070	5,004.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660076844	HERT, R JAMES &	23	663,999	1000	68,961	7,144.00																																																																																																																		
2024	2024-660076844	HERT, R JAMES &	23	634,939	1000	66,923	7,024.00																																																																																																																		
2023	2023-660076844	HERT, R JAMES &	23	632,173	1000	64,945	6,580.00																																																																																																																		
2022	2022-660076844	HERT, R JAMES &	23	624,744	1000	63,024	6,400.00																																																																																																																		
2021	2021-660076844	HERT, R JAMES &	23	585,975	1000	61,160	6,269.00																																																																																																																		
2020	2020-660076844	HERT, R JAMES &	23	576,586	1000	59,349	6,113.00																																																																																																																		
2019	2019-660076844	HERT, R JAMES &	23	552,520	1000	57,591	5,996.00																																																																																																																		
2018	2018-660076844	HERT, R JAMES &	23	567,784	1000	55,885	5,786.00																																																																																																																		
2017	2017-660076844	HERT, R JAMES &	23	561,848	1000	54,228	5,686.00																																																																																																																		
2016	2016-660076844	HERT, R JAMES &	23	548,901	1000	52,620	5,446.00																																																																																																																		
2015	2015-660076844	HERT, R JAMES &	23	532,712	1000	51,058	5,307.00																																																																																																																		
2014	2014-660076844	HERT, R JAMES &	23	535,859	1000	49,542	5,204.00																																																																																																																		
2013	2013-660076844	HERT, R JAMES &	23	502,673	1000	48,070	5,004.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:16:40  
Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0027	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,676.00 x 2.90 = 126,510	
Factor Value		
Adjustments	1.0000	
Lot Value	126,510	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,910 / 4,122
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,910
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	591 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

Cost Approach		Manual : 01/2025	
Base Cost	109.68	Total Misc Impr	+ 18,140
Roofing Adj	+ 4.53	Garage Cost	+ 31,270
Subfloor Adj	+ -3.09	Total RCN	= 611,981
Heat/Cool Adj	+ 18.45	Depreciation ( 19%)	- 116,276
Plumbing Adj	+ 6.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 495,705
Adj Base Cost	= 136.48	Lot Value	+ 126,510
Total Area	x 4,122	Indicated Value	= 622,215
Adjusted Cost	= 562,571	Value Per SqFt	150.95



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0630\IMG\_0074. 7/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	667,030	161.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	651,680 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	495,705		
Lot Value	126,510		
Indicated Value	622,215	150.95	Per SqFt
Agland Value			
Site Improvements	56,162		
Total Value	678,377	164.57	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	91591	10x8		80	37.06		2,965
PRCH	SLAB PORCH - COVERED	91592	16x12		192	36.34		6,977



# Rogers

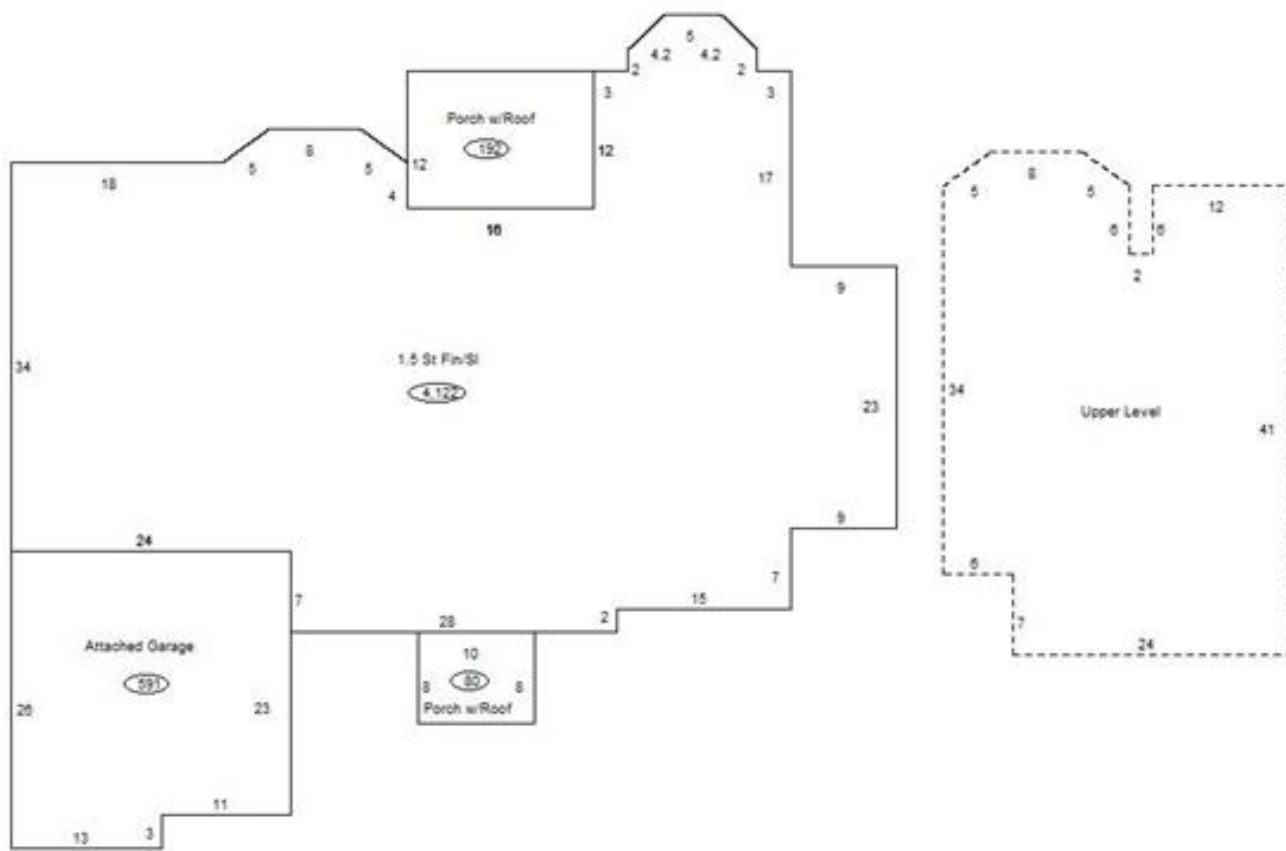
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:16:40  
 Page 3

### Sketch Image

660076844



### 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/SI	2,910	1.416	4,122
2	G	1		13	Attached Garage	591	1.000	591
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	192	1.000	192
5	U	^UL	Overhang	13	Upper Level	1,212	1.000	1,212
<b>Total Building Area</b>						2,910		4,122



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:16:41  
 Page 4

660076844

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			776
	Qual	4	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (37.96 x 776) 29,457		<b>Modifier Total</b>	<b>RCN</b> 29,457	<b>Depr (1% Phys/ % Func)</b> 295	<b>RCNLD</b> 29,162
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b> 30,000	<b>Depr (10% Phys/ % Func)</b> 3,000	<b>RCNLD</b> 27,000