



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:53:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660076969 Parcel ID 000000-00-0-40055-002-0024 Cadastral ID 32-23-15-01620 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 342338 SOSA, GABINO 1130 S SPINNAKER DR OOLOGAH OK 74053-0000 Parcel Location Situs 01130 S SPINNAKER DR Subdivision HARBOUR CREEK VILLAGE Lot/Block 0024 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 23 / 15 / 5 Neighborhood 1201 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">06/22/2020 09:57</p> <p>\\tsclient\C\Users\CB\Pictures\2020-06-22\IMG_0085.JPG 6/22/2020</p>																																																																																																																				
Legal Description Lot/Long: 36.43223090 -95.72357025 LOT 24 BLOCK 2 HARBOUR CREEK VILLAGE																																																																																																																									
Exemptions <table border="1" style="width: 100%;"> <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>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Building Permits <table border="1" style="width: 100%;"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R4</td> <td>GWD 1469-631 MTG \$95120</td> <td>05/2003</td> <td>12/2003</td> <td></td> </tr> <tr> <td>2003-03</td> <td>R4-NEW HOME</td> <td>04/2003</td> <td>12/2003</td> <td>60,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R4	GWD 1469-631 MTG \$95120	05/2003	12/2003		2003-03	R4-NEW HOME	04/2003	12/2003	60,000																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R4	GWD 1469-631 MTG \$95120	05/2003	12/2003																																																																																																																						
2003-03	R4-NEW HOME	04/2003	12/2003	60,000																																																																																																																					
Parcel Valuation <table border="1" style="width: 100%;"> <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>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 45,679</td> <td>45,679</td> <td>11%</td> <td>5,025</td> <td>Assessed</td> <td>26,857</td> <td>2,905.43</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 202,933</td> <td>198,475</td> <td></td> <td>21,832</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 248,612</td> <td>244,154</td> <td></td> <td>26,857</td> <td>Total Taxable</td> <td>26,857</td> <td>2,905.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2024	Land Value 45,679	45,679	11%	5,025	Assessed	26,857	2,905.43	Year Frozen	0	Improvements 202,933	198,475		21,832	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 248,612	244,154		26,857	Total Taxable	26,857	2,905.00	Sale History <table border="1" style="width: 100%;"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EARL, RUSSELL A & LISA J</td> <td>08/10/2023</td> <td>220,000</td> <td>YES</td> </tr> <tr> <td>2247/539</td> <td>WARNER, DUSTIN MICHAEL &</td> <td>05/16/2012</td> <td>112,500</td> <td>YES</td> </tr> <tr> <td>1944/173</td> <td>SECRETARY OF HUD / FIRST-PRESTO</td> <td>04/02/2008</td> <td>0</td> <td>1</td> </tr> <tr> <td>1705/633</td> <td>DIVER, CHESTER D & CYNTHIA-K</td> <td>08/15/2005</td> <td>0</td> <td>10</td> </tr> <tr> <td>1508/737</td> <td>PRESTIGE DESIGNER HOMES-LLC</td> <td>08/04/2003</td> <td>121,500</td> <td>YES</td> </tr> <tr> <td>1469/631</td> <td>OOLOGAH LAND DEVELOPMENT-LLC</td> <td>04/15/2003</td> <td>17,500</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EARL, RUSSELL A & LISA J	08/10/2023	220,000	YES	2247/539	WARNER, DUSTIN MICHAEL &	05/16/2012	112,500	YES	1944/173	SECRETARY OF HUD / FIRST-PRESTO	04/02/2008	0	1	1705/633	DIVER, CHESTER D & CYNTHIA-K	08/15/2005	0	10	1508/737	PRESTIGE DESIGNER HOMES-LLC	08/04/2003	121,500	YES	1469/631	OOLOGAH LAND DEVELOPMENT-LLC	04/15/2003	17,500	YES																																
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																																																																																	
Remove Cap	2024	Land Value 45,679	45,679	11%	5,025	Assessed	26,857	2,905.43																																																																																																																	
Year Frozen	0	Improvements 202,933	198,475		21,832	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 248,612	244,154		26,857	Total Taxable	26,857	2,905.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	EARL, RUSSELL A & LISA J	08/10/2023	220,000	YES																																																																																																																					
2247/539	WARNER, DUSTIN MICHAEL &	05/16/2012	112,500	YES																																																																																																																					
1944/173	SECRETARY OF HUD / FIRST-PRESTO	04/02/2008	0	1																																																																																																																					
1705/633	DIVER, CHESTER D & CYNTHIA-K	08/15/2005	0	10																																																																																																																					
1508/737	PRESTIGE DESIGNER HOMES-LLC	08/04/2003	121,500	YES																																																																																																																					
1469/631	OOLOGAH LAND DEVELOPMENT-LLC	04/15/2003	17,500	YES																																																																																																																					
Assessment History <table border="1" style="width: 100%;"> <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>2025-660076969</td><td>SOSA, GABINO</td><td>31</td><td>243,182</td><td>0</td><td>25,578</td><td>2,767.00</td></tr> <tr><td>2024</td><td>2024-660076969</td><td>SOSA, GABINO</td><td>31</td><td>221,456</td><td>0</td><td>24,360</td><td>2,551.00</td></tr> <tr><td>2023</td><td>2023-660076969</td><td>SOSA, GABINO</td><td>31</td><td>182,746</td><td>0</td><td>18,983</td><td>1,974.00</td></tr> <tr><td>2022</td><td>2022-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>180,898</td><td>0</td><td>18,079</td><td>1,871.00</td></tr> <tr><td>2021</td><td>2021-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>161,431</td><td>0</td><td>17,218</td><td>1,795.00</td></tr> <tr><td>2020</td><td>2020-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>153,837</td><td>0</td><td>16,398</td><td>1,734.00</td></tr> <tr><td>2019</td><td>2019-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>141,978</td><td>0</td><td>15,618</td><td>1,620.00</td></tr> <tr><td>2018</td><td>2018-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>140,892</td><td>0</td><td>15,498</td><td>1,664.00</td></tr> <tr><td>2017</td><td>2017-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>139,692</td><td>0</td><td>15,366</td><td>1,747.00</td></tr> <tr><td>2016</td><td>2016-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>135,989</td><td>0</td><td>14,729</td><td>1,525.00</td></tr> <tr><td>2015</td><td>2015-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>133,492</td><td>0</td><td>14,028</td><td>1,375.00</td></tr> <tr><td>2014</td><td>2014-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>134,591</td><td>0</td><td>13,360</td><td>1,307.00</td></tr> <tr><td>2013</td><td>2013-660076969</td><td>EARL, RUSSELL A & LISA J</td><td>31</td><td>115,668</td><td>0</td><td>12,723</td><td>1,204.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660076969	SOSA, GABINO	31	243,182	0	25,578	2,767.00	2024	2024-660076969	SOSA, GABINO	31	221,456	0	24,360	2,551.00	2023	2023-660076969	SOSA, GABINO	31	182,746	0	18,983	1,974.00	2022	2022-660076969	EARL, RUSSELL A & LISA J	31	180,898	0	18,079	1,871.00	2021	2021-660076969	EARL, RUSSELL A & LISA J	31	161,431	0	17,218	1,795.00	2020	2020-660076969	EARL, RUSSELL A & LISA J	31	153,837	0	16,398	1,734.00	2019	2019-660076969	EARL, RUSSELL A & LISA J	31	141,978	0	15,618	1,620.00	2018	2018-660076969	EARL, RUSSELL A & LISA J	31	140,892	0	15,498	1,664.00	2017	2017-660076969	EARL, RUSSELL A & LISA J	31	139,692	0	15,366	1,747.00	2016	2016-660076969	EARL, RUSSELL A & LISA J	31	135,989	0	14,729	1,525.00	2015	2015-660076969	EARL, RUSSELL A & LISA J	31	133,492	0	14,028	1,375.00	2014	2014-660076969	EARL, RUSSELL A & LISA J	31	134,591	0	13,360	1,307.00	2013	2013-660076969	EARL, RUSSELL A & LISA J	31	115,668	0	12,723	1,204.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660076969	SOSA, GABINO	31	243,182	0	25,578	2,767.00																																																																																																																		
2024	2024-660076969	SOSA, GABINO	31	221,456	0	24,360	2,551.00																																																																																																																		
2023	2023-660076969	SOSA, GABINO	31	182,746	0	18,983	1,974.00																																																																																																																		
2022	2022-660076969	EARL, RUSSELL A & LISA J	31	180,898	0	18,079	1,871.00																																																																																																																		
2021	2021-660076969	EARL, RUSSELL A & LISA J	31	161,431	0	17,218	1,795.00																																																																																																																		
2020	2020-660076969	EARL, RUSSELL A & LISA J	31	153,837	0	16,398	1,734.00																																																																																																																		
2019	2019-660076969	EARL, RUSSELL A & LISA J	31	141,978	0	15,618	1,620.00																																																																																																																		
2018	2018-660076969	EARL, RUSSELL A & LISA J	31	140,892	0	15,498	1,664.00																																																																																																																		
2017	2017-660076969	EARL, RUSSELL A & LISA J	31	139,692	0	15,366	1,747.00																																																																																																																		
2016	2016-660076969	EARL, RUSSELL A & LISA J	31	135,989	0	14,729	1,525.00																																																																																																																		
2015	2015-660076969	EARL, RUSSELL A & LISA J	31	133,492	0	14,028	1,375.00																																																																																																																		
2014	2014-660076969	EARL, RUSSELL A & LISA J	31	134,591	0	13,360	1,307.00																																																																																																																		
2013	2013-660076969	EARL, RUSSELL A & LISA J	31	115,668	0	12,723	1,204.00																																																																																																																		



Rogers

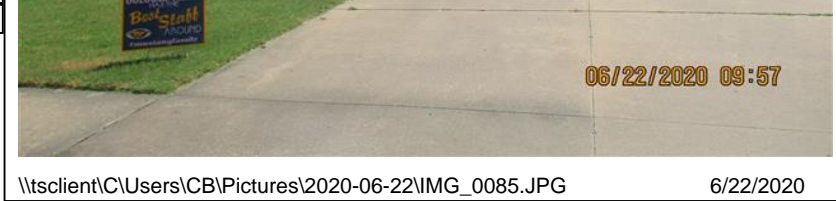
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:53:16
Page 2

Lot Data	Square-Foot - NBHD 1201 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1605	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,991.00 x 2.42 = 16,918	
Factor Value		
Adjustments	2.7000	
Lot Value	45,679	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Frame, Siding, Wood 60% Veneer, Masonry
Base/Total Area	1,605 / 1,605
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,605
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



\\tsclient\C\Users\CB\Pictures\2020-06-22\IMG_0085.JPG 6/22/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,693	141.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	189,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.42	Total Misc Impr	+	5,076			
Roofing Adj	+ 5.62	Garage Cost	+	17,548			
Subfloor Adj	+ -3.58	Total RCN	=	250,534			
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	47,601			
Plumbing Adj	+ 11.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	202,933			
Adj Base Cost	= 142.00	Lot Value	+	45,679			
Total Area	x 1,605	Indicated Value	=	248,612			
Adjusted Cost	= 227,910	Value Per SqFt		154.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,933		
Lot Value	45,679		
Indicated Value	248,612	154.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,612	154.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	92120	6x6		36	29.42		1,059
PATO	SLAB PORCH - OPEN	92122	87		87	12.93		1,125
PRCH	SLAB PORCH - COVERED	116285	11x9		99	29.21		2,892



Rogers

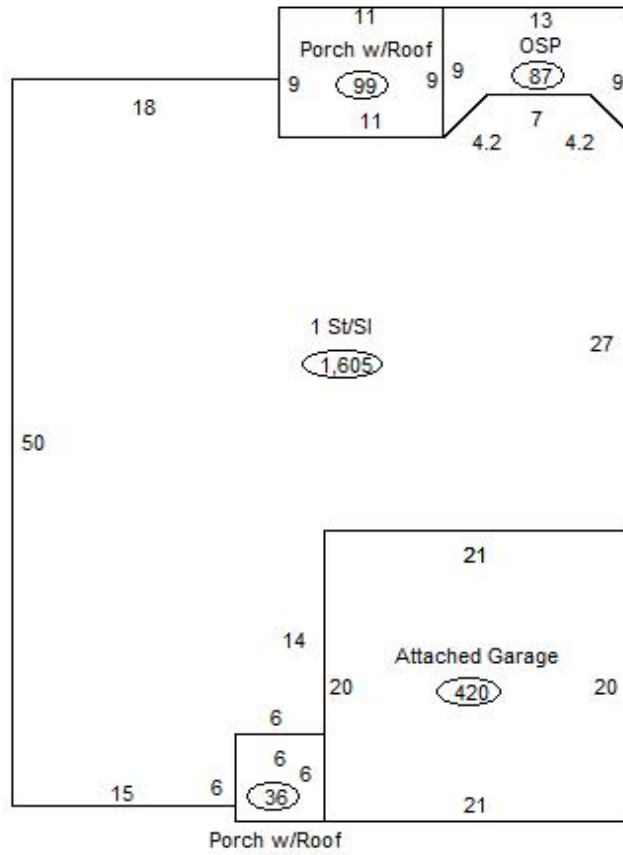
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:53:16
 Page 3

Sketch Image

660076969



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,605	1.000	1,605
2	M	PRCH		13	SLBC	36	1.000	36
3	G	1		13	Attached Garage	420	1.000	420
4	M	PATO		13	Open Slab	87	1.000	87
5	M	PRCH		13	SLBC	99	1.000	99
Total Building Area						1,605		1,605