



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	660080888								
Parcel ID	22N15E-27-1-00000-000-0000								
Cadastral ID	27-22-15-00610								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	341232								
HEC HOLDINGS LLC									
6115 E 52ND ST TULSA OK 74135-0000									
Parcel Location									
Situs	17156 S 4102 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	27 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.36266889 -95.70229690									
Building Permits									
S/2 NW/4 NW/4									
Number	Description	Opened	Closed	Amount					
R24 015	NEW POOL	03/2024	01/2025	66,140					
CV21	CV23-POSS NEW OMMA FACILITY	07/2021	03/2024						
R20	R21-POSS MED MARI PROC. FACILITY	09/2020	10/2020						
21	NEW HOME	07/2002	04/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	JOHNSON, JUDITH ANN	04/05/2023	625,000	21					
1393/48	BEGLEY, CLAYTON MARK-EDWARD	07/23/2002	50,000	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2024	Land Value	4,608	4,608	11%	507	Assessed	30,097	
Year Frozen	2010	Improvements	268,992	268,992		29,590	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	273,600	273,600		30,097	Total Taxable	30,097	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660080888	HEC HOLDINGS LLC	10	266,798	0	29,347	3,175.00		
2024	2024-660080888	HEC HOLDINGS LLC	10	244,683	0	26,915	2,819.00		
2023	2023-660080888	HEC HOLDINGS LLC	10	309,844	1000	12,060	1,268.00		
2022	2022-660080888	JOHNSON, JUDITH ANN	10	316,355	1000	12,060	1,262.00		
2021	2021-660080888	JOHNSON, JUDITH ANN	10	271,137	1000	12,061	1,271.00		
2020	2020-660080888	JOHNSON, P T &	10	266,213	1000	12,060	1,289.00		
2019	2019-660080888	JOHNSON, P T &	10	253,878	1000	12,060	1,265.00		
2018	2018-660080888	JOHNSON, P T &	10	257,204	1000	11,642	1,265.00		
2017	2017-660080888	JOHNSON, P T &	10	254,727	1000	11,642	1,336.00		
2016	2016-660080888	JOHNSON, P T &	10	247,342	1000	11,642	1,219.00		
2015	2015-660080888	JOHNSON, P T &	10	240,914	1000	11,642	1,154.00		
2014	2014-660080888	JOHNSON, P T &	10	246,071	1000	11,641	1,151.00		
2013	2013-660080888	JOHNSON, P T &	10	229,670	1000	11,641	1,113.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,600 / 3,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,600
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	2,400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	46.77	Total Misc Impr	+	22,496			
Roofing Adj	+ 3.66	Garage Cost	+	50,256			
Subfloor Adj	+ 0.00	Total RCN	=	294,728			
Heat/Cool Adj	+ 9.89	Depreciation (23%)	-	67,787			
Plumbing Adj	+ 1.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	226,941			
Adj Base Cost	= 61.66	Lot Value	+				
Total Area	x 3,600	Indicated Value	=	226,941			
Adjusted Cost	= 221,976	Value Per SqFt		63.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	226,941		
Lot Value			
Indicated Value	226,941	63.04	Per SqFt
Agland Value	4,608		
Site Improvements	42,051		
Total Value	273,600	76.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	97518	20x10		200	19.98		3,996
PRCH	SLAB PORCH - COVERED	97519	100x10		1,000	18.50		18,500



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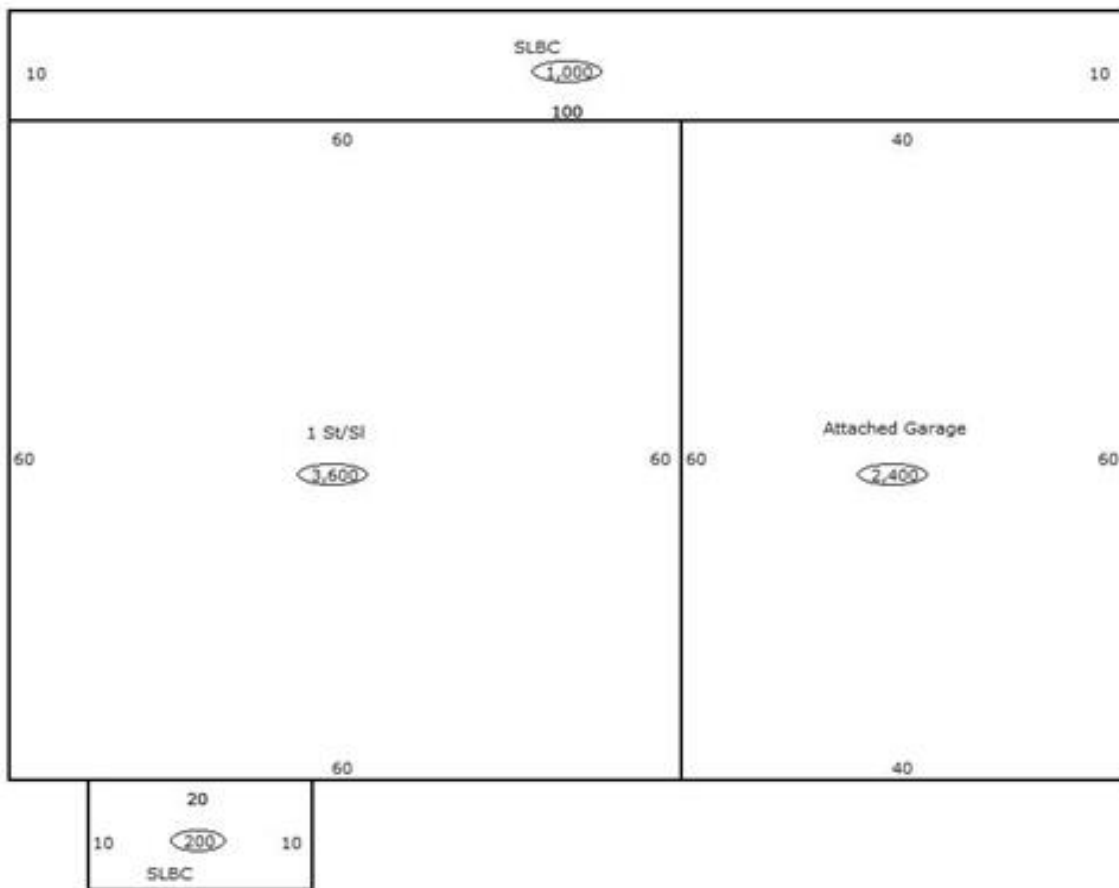
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,600	1.000	3,600
2	G	1		13	Attached Garage	2,400	1.000	2,400
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PRCH		13	SLBC	1,000	1.000	1,000
Total Building Area						3,600		3,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	30x20x0	Reinforced-Concrete		600
	Qual	4	Cond 3	Year 2024	Eff Age 2	
				0		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (55.85 x 600)		33,510		33,510	3,351	30,159
	UTIL	SHOP BUILDING	20x20x0			400
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
Base Cost (29.97 x 400)		11,988		11,988	1,319	10,669
	LT	LEAN-TO	10x20x0			200
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 200)		584		584		584
	SHDS	STG GOOD	12x10x0		Formed Metal	120
	Qual	3	Cond 3	Year	Eff Age 1520	
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (26.61 x 120)		3,193		3,193	2,554	639



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	TMBR	78			5.000	140	140	702	702
TMBR Totals						5.000			702	702
NAA	NEWTONIA SILT LOAM 0-1% S	IMP PST	93			15.000	260	260	3,906	3,906
IMP PST Totals						15.000			3,906	3,906
Total Agland						20.000			4,608	4,608