



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:38:18  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095902 <b>Parcel ID</b> 000000-00-0-00673-001-0008 <b>Cadastral ID</b> 31-21-15-04620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 313087 LELECAS, THEODORA  19443 E 70TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19443 E 70TH ST N <b>Subdivision</b> RIDGE, THE <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.25588700 -95.75694653 RIDGE, THE BLOCK 1 LOT 8																																																																																																																	
<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>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>R2014 01 26</td> <td>R15-NEW 2583 SQ FT SFR</td> <td>01/2014</td> <td>08/2014</td> <td>205,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 01 26	R15-NEW 2583 SQ FT SFR	01/2014	08/2014	205,000																																																																																				
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																																													
Number	Description	Opened	Closed	Amount																																																																																																													
R2014 01 26	R15-NEW 2583 SQ FT SFR	01/2014	08/2014	205,000																																																																																																													
<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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> <td>Land Value</td> <td>70,938</td> <td>55,580</td> <td>11%</td> <td>6,114</td> <td>Assessed</td> <td>37,014 4,017.43</td> </tr> <tr> <td>Year Frozen</td> <td>2016</td> <td>Improvements</td> <td>358,529</td> <td>280,907</td> <td></td> <td>30,900</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>429,467</td> <td>336,487</td> <td></td> <td>37,014</td> <td>Total Taxable</td> <td>36,014 3,920.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2015	Land Value	70,938	55,580	11%	6,114	Assessed	37,014 4,017.43	Year Frozen	2016	Improvements	358,529	280,907		30,900	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	TIF Project ID	0	Total Value	429,467	336,487		37,014	Total Taxable	36,014 3,920.00	<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>2422/909</td> <td>EXECUTIVE HOMES LLC</td> <td>07/29/2014</td> <td>328,500</td> <td>YES</td> </tr> <tr> <td>2385/13</td> <td>KNEES SHALL BOW LLC</td> <td>02/12/2014</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2422/909	EXECUTIVE HOMES LLC	07/29/2014	328,500	YES	2385/13	KNEES SHALL BOW LLC	02/12/2014	0	4																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																									
Remove Cap	2015	Land Value	70,938	55,580	11%	6,114	Assessed	37,014 4,017.43																																																																																																									
Year Frozen	2016	Improvements	358,529	280,907		30,900	Penalty	0																																																																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00																																																																																																									
TIF Project ID	0	Total Value	429,467	336,487		37,014	Total Taxable	36,014 3,920.00																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
2422/909	EXECUTIVE HOMES LLC	07/29/2014	328,500	YES																																																																																																													
2385/13	KNEES SHALL BOW LLC	02/12/2014	0	4																																																																																																													
<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>2025-660095902</td><td>LELECAS, THEODORA</td><td>7</td><td>415,095</td><td>1000</td><td>36,013</td><td>3,920.00</td></tr> <tr><td>2024</td><td>2024-660095902</td><td>LELECAS, THEODORA</td><td>7</td><td>444,342</td><td>1000</td><td>36,014</td><td>3,989.00</td></tr> <tr><td>2023</td><td>2023-660095902</td><td>LELECAS, THEODORA</td><td>7</td><td>401,487</td><td>1000</td><td>36,013</td><td>3,904.00</td></tr> <tr><td>2022</td><td>2022-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>369,433</td><td>1000</td><td>36,014</td><td>4,057.00</td></tr> <tr><td>2021</td><td>2021-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>362,347</td><td>1000</td><td>36,014</td><td>4,013.00</td></tr> <tr><td>2020</td><td>2020-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>359,831</td><td>1000</td><td>36,013</td><td>4,008.00</td></tr> <tr><td>2019</td><td>2019-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>342,332</td><td>1000</td><td>36,014</td><td>4,010.00</td></tr> <tr><td>2018</td><td>2018-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>347,901</td><td>1000</td><td>36,013</td><td>3,881.00</td></tr> <tr><td>2017</td><td>2017-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>345,062</td><td>1000</td><td>36,013</td><td>3,916.00</td></tr> <tr><td>2016</td><td>2016-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>336,487</td><td>1000</td><td>36,014</td><td>3,920.00</td></tr> <tr><td>2015</td><td>2015-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>332,245</td><td>1000</td><td>35,547</td><td>3,893.00</td></tr> <tr><td>2014</td><td>2014-660095902</td><td>LELECAS, PETER &amp; THEODORA</td><td>7</td><td>9,770</td><td>0</td><td>1,075</td><td>118.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095902	LELECAS, THEODORA	7	415,095	1000	36,013	3,920.00	2024	2024-660095902	LELECAS, THEODORA	7	444,342	1000	36,014	3,989.00	2023	2023-660095902	LELECAS, THEODORA	7	401,487	1000	36,013	3,904.00	2022	2022-660095902	LELECAS, PETER & THEODORA	7	369,433	1000	36,014	4,057.00	2021	2021-660095902	LELECAS, PETER & THEODORA	7	362,347	1000	36,014	4,013.00	2020	2020-660095902	LELECAS, PETER & THEODORA	7	359,831	1000	36,013	4,008.00	2019	2019-660095902	LELECAS, PETER & THEODORA	7	342,332	1000	36,014	4,010.00	2018	2018-660095902	LELECAS, PETER & THEODORA	7	347,901	1000	36,013	3,881.00	2017	2017-660095902	LELECAS, PETER & THEODORA	7	345,062	1000	36,013	3,916.00	2016	2016-660095902	LELECAS, PETER & THEODORA	7	336,487	1000	36,014	3,920.00	2015	2015-660095902	LELECAS, PETER & THEODORA	7	332,245	1000	35,547	3,893.00	2014	2014-660095902	LELECAS, PETER & THEODORA	7	9,770	0	1,075	118.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095902	LELECAS, THEODORA	7	415,095	1000	36,013	3,920.00																																																																																																										
2024	2024-660095902	LELECAS, THEODORA	7	444,342	1000	36,014	3,989.00																																																																																																										
2023	2023-660095902	LELECAS, THEODORA	7	401,487	1000	36,013	3,904.00																																																																																																										
2022	2022-660095902	LELECAS, PETER & THEODORA	7	369,433	1000	36,014	4,057.00																																																																																																										
2021	2021-660095902	LELECAS, PETER & THEODORA	7	362,347	1000	36,014	4,013.00																																																																																																										
2020	2020-660095902	LELECAS, PETER & THEODORA	7	359,831	1000	36,013	4,008.00																																																																																																										
2019	2019-660095902	LELECAS, PETER & THEODORA	7	342,332	1000	36,014	4,010.00																																																																																																										
2018	2018-660095902	LELECAS, PETER & THEODORA	7	347,901	1000	36,013	3,881.00																																																																																																										
2017	2017-660095902	LELECAS, PETER & THEODORA	7	345,062	1000	36,013	3,916.00																																																																																																										
2016	2016-660095902	LELECAS, PETER & THEODORA	7	336,487	1000	36,014	3,920.00																																																																																																										
2015	2015-660095902	LELECAS, PETER & THEODORA	7	332,245	1000	35,547	3,893.00																																																																																																										
2014	2014-660095902	LELECAS, PETER & THEODORA	7	9,770	0	1,075	118.00																																																																																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:38:19  
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	187 x 126.45		
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,646.15 x 3.00 = 70,938		
Factor Value			
Adjustments	1.0000		
Lot Value	70,938		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0628\IMG\_0011. 6/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,508 / 2,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	376,405 150.08 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	482,250 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	358,529
Lot Value	70,938
Indicated Value	429,467 171.24 Per SqFt
Agland Value	
Site Improvements	
Total Value	429,467 171.24 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.04	Total Misc Impr	+ 10,137
Roofing Adj	+ 5.82	Garage Cost	+ 31,151
Subfloor Adj	+ -4.59	Total RCN	= 393,988
Heat/Cool Adj	+ 16.31	Depreciation ( 9%)	- 35,459
Plumbing Adj	+ 10.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 358,529
Adj Base Cost	= 140.63	Lot Value	+ 70,938
Total Area	x 2,508	Indicated Value	= 429,467
Adjusted Cost	= 352,700	Value Per SqFt	171.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119745	65		65	32.99		2,144
PRCH	SLAB PORCH - COVERED	119746	249		249	32.10		7,993



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

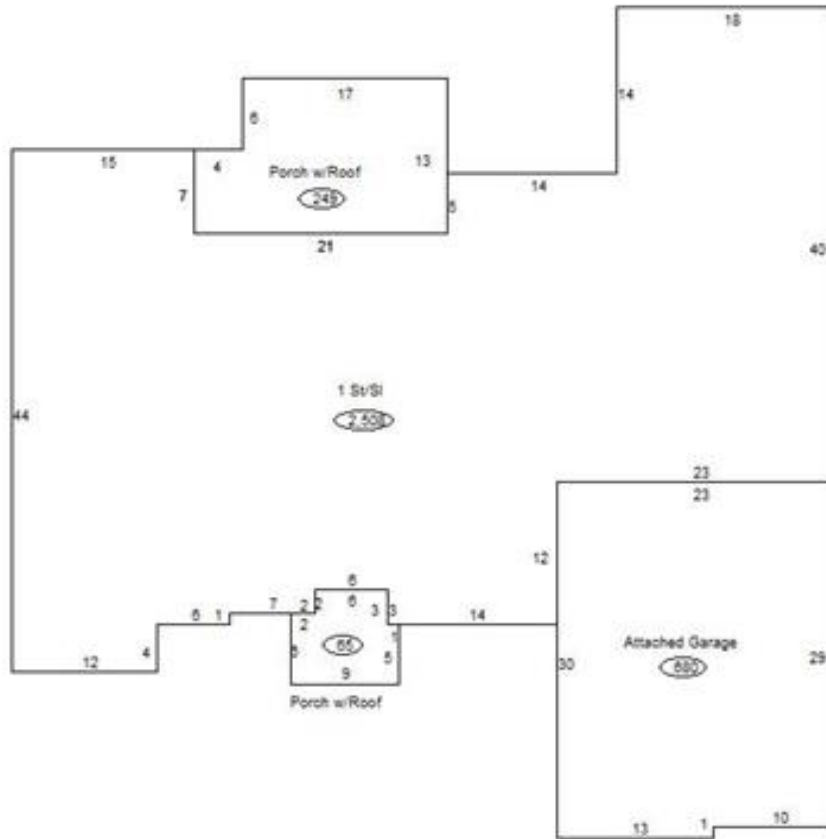
Date 04/18/2026

Time 08:38:19

Page 3

### Sketch Image

660095902



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,508	1.000	2,508
2	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PRCH		13	SLBC	249	1.000	249
<b>Total Building Area</b>						2,508		2,508