



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:39:17
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Assessment Data					Primary Image														
Account 660101276 Parcel ID 000000000-1010196-003-0005 Cadastral ID 27-21-14-05120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342595 CRUZ, ALEJANDRO DAVID & IVET MAIRA MEJIA CRUZ 8512 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08512 N 153RD E AVE Subdivision HOMESTEAD Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-2-27\IMG_0001.JPG 2/27/2023</p>														
Legal Description Lat/Long: 36.27807772 -95.80348992																			
LOT 5 BLOCK 3 HOMESTEAD					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>R22 258</td> <td>R23 NEW SFR 2500 SQ FT</td> <td>06/2022</td> <td>02/2023</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 258	R23 NEW SFR 2500 SQ FT	06/2022	02/2023	275,000
Number	Description	Opened	Closed	Amount															
R22 258	R23 NEW SFR 2500 SQ FT	06/2022	02/2023	275,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	SELECT HOME BUILDERS LLC	09/14/2023	462,000	YES										
					/	1ST CHOICE QUALITY BUILDERS LLC	09/06/2022	0	WB										
					/	SOC'S DEVELOPMENT LLC	01/10/2020	76,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	63,348	63,348	11%	6,968	Assessed	53,065										
Year Frozen			Improvements	419,066	419,066		46,097	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	482,414	482,414		53,065	Total Taxable	53,065										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101276	CRUZ, ALEJANDRO DAVID &			3	463,051	0	50,936	4,990.00										
2024	2024-660101276	CRUZ, ALEJANDRO DAVID &			3	471,689	0	51,886	4,985.00										
2023	2023-660101276	CRUZ, ALEJANDRO DAVID &			3	80,000	0	8,800	825.00										
2022	2022-660101276	SELECT HOME BUILDERS LLC			3	76,498	0	8,415	824.00										
2021	2021-660101276	1ST CHOICE QUALITY BUILDERS LLC			3	76,498	0	8,415	814.00										
2020	2020-660101276	1ST CHOICE QUALITY BUILDERS LLC			3	863	0	95	9.00										
2019	2019-660101276	SOC'S DEVELOPMENT LLC			3	863	0	95	9.00										



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6828		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	29,744.00 x 2.70 = 80,309		
Factor Value			
Adjustments	0.7888		
Lot Value	63,348		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,490 / 2,490
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,490
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	703 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	419,066		
Lot Value	63,348		
Indicated Value	482,414	193.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	482,414	193.74	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.86	Total Misc Impr	+ 20,219
Roofing Adj	+ 6.20	Garage Cost	+ 42,813
Subfloor Adj	+ -4.59	Total RCN	= 427,618
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 8,552
Plumbing Adj	+ 8.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 419,066
Adj Base Cost	= 146.42	Lot Value	+ 63,348
Total Area	x 2,490	Indicated Value	= 482,414
Adjusted Cost	= 364,586	Value Per SqFt	193.74

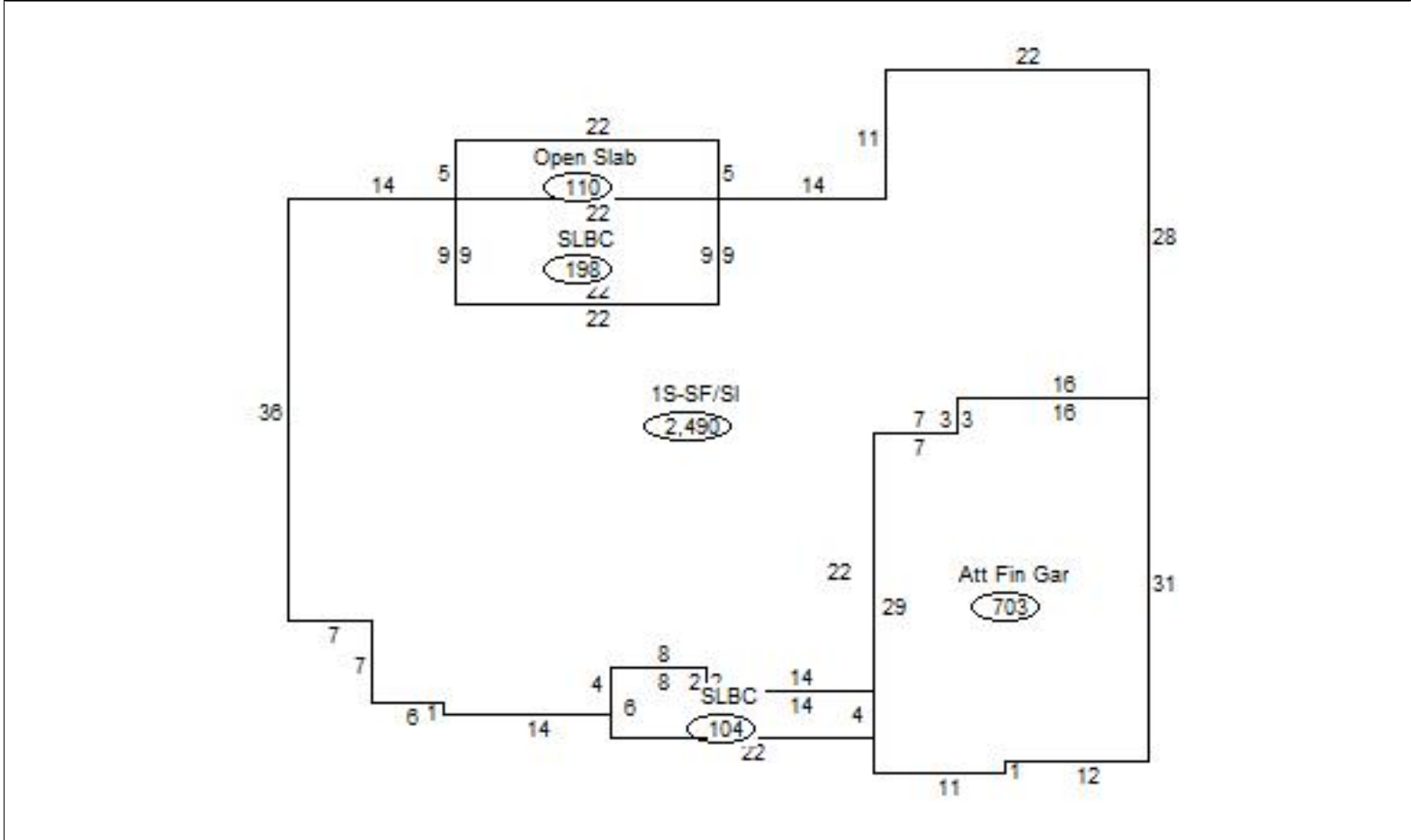
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156404	104		104	36.28		3,773
PRCH	Slab Porch - Covered	156405	22x9		198	35.68		7,065
PATO	Slab Porch - Open	156406	22x5		110	15.09		1,660
FPR1	Fireplace - Residential 1 Story			1 2023	1	7,721.18		7,721



Sketch Image

660101276



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,490	1.000	2,490
2	G	5		20	Att Fin Gar	703	1.000	703
3	M	PRCH		20	SLBC	104	1.000	104
4	M	PRCH		20	SLBC	198	1.000	198
5	M	PATO		20	Open Slab	110	1.000	110
Total Building Area						2,490		2,490