



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:39:43  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101290 <b>Parcel ID</b> 000000000-1010196-005-0008 <b>Cadastral ID</b> 27-21-14-05260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 333989 SANGRICCO, EDWARD JOHN & DOREEN LYNN  8312 N 149TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08312 N 149TH E AVE <b>Subdivision</b> HOMESTEAD <b>Lot/Block</b> 0008 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1011 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																									
<b>Legal Description</b> Lot/Long: 36.27449826 -95.80958792																																																																									
<b>Legal Description</b> LOT 8 BLOCK 5 HOMESTEAD					<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>R21 000311</td> <td>R22- NEW 18X11 DTCH ACC BLDG</td> <td>08/2021</td> <td>01/2022</td> <td>10,000</td> </tr> <tr> <td>R21</td> <td>R22- POSS NEW SFR PER MRTGE PPI</td> <td>04/2021</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000311	R22- NEW 18X11 DTCH ACC BLDG	08/2021	01/2022	10,000	R21	R22- POSS NEW SFR PER MRTGE PPI	04/2021	01/2022																																																		
Number	Description	Opened	Closed	Amount																																																																					
R21 000311	R22- NEW 18X11 DTCH ACC BLDG	08/2021	01/2022	10,000																																																																					
R21	R22- POSS NEW SFR PER MRTGE PPI	04/2021	01/2022																																																																						
<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>/</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>04/01/2021</td> <td>79,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>SHAW HOMES INC</td> <td>08/06/2020</td> <td>164,000</td> <td>WB</td> </tr> <tr> <td>/</td> <td>SOC'S DEVELOPMENT LLC</td> <td>08/29/2018</td> <td>366,500</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	1ST CHOICE QUALITY BUILDERS LLC	04/01/2021	79,500	YES	/	SHAW HOMES INC	08/06/2020	164,000	WB	/	SOC'S DEVELOPMENT LLC	08/29/2018	366,500	WB																																		
Code	Type	Active	Maximum	Exemption																																																																					
H	Homestead	Yes	1,000	1,000																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																					
/	1ST CHOICE QUALITY BUILDERS LLC	04/01/2021	79,500	YES																																																																					
/	SHAW HOMES INC	08/06/2020	164,000	WB																																																																					
/	SOC'S DEVELOPMENT LLC	08/29/2018	366,500	WB																																																																					
<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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 72,754</td> <td>72,162</td> <td>11%</td> <td>7,938</td> <td>Assessed</td> <td>60,913</td> <td>5,967.04</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 482,316</td> <td>481,585</td> <td></td> <td>52,975</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>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 555,070</td> <td>553,747</td> <td></td> <td>60,913</td> <td>Total Taxable</td> <td>59,913</td> <td>5,869.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2024	Land Value 72,754	72,162	11%	7,938	Assessed	60,913	5,967.04	Year Frozen		Improvements 482,316	481,585		52,975	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 555,070	553,747		60,913	Total Taxable	59,913	5,869.00																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																	
Remove Cap	2024	Land Value 72,754	72,162	11%	7,938	Assessed	60,913	5,967.04																																																																	
Year Frozen		Improvements 482,316	481,585		52,975	Penalty	0																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																	
TIF Project ID	0	Total Value 555,070	553,747		60,913	Total Taxable	59,913	5,869.00																																																																	
<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>2025-660101290</td> <td>SANGRICCO, EDWARD JOHN &amp;</td> <td>3</td> <td>537,619</td> <td>1000</td> <td>58,139</td> <td>5,695.00</td> </tr> <tr> <td>2024</td> <td>2024-660101290</td> <td>SANGRICCO, EDWARD JOHN &amp;</td> <td>3</td> <td>638,521</td> <td>1000</td> <td>69,238</td> <td>6,652.00</td> </tr> <tr> <td>2023</td> <td>2023-660101290</td> <td>SANGRICCO, EDWARD JOHN &amp;</td> <td>3</td> <td>79,500</td> <td>1000</td> <td>7,745</td> <td>726.00</td> </tr> <tr> <td>2022</td> <td>2022-660101290</td> <td>SANGRICCO, EDWARD JOHN &amp;</td> <td>3</td> <td>79,500</td> <td>1000</td> <td>7,745</td> <td>759.00</td> </tr> <tr> <td>2021</td> <td>2021-660101290</td> <td>SANGRICCO, EDWARD JOHN &amp;</td> <td>3</td> <td>80,001</td> <td>0</td> <td>8,800</td> <td>851.00</td> </tr> <tr> <td>2020</td> <td>2020-660101290</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>3</td> <td>67,500</td> <td>0</td> <td>7,425</td> <td>717.00</td> </tr> <tr> <td>2019</td> <td>2019-660101290</td> <td>SHAW HOMES INC</td> <td>3</td> <td>67,500</td> <td>0</td> <td>7,425</td> <td>718.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660101290	SANGRICCO, EDWARD JOHN &	3	537,619	1000	58,139	5,695.00	2024	2024-660101290	SANGRICCO, EDWARD JOHN &	3	638,521	1000	69,238	6,652.00	2023	2023-660101290	SANGRICCO, EDWARD JOHN &	3	79,500	1000	7,745	726.00	2022	2022-660101290	SANGRICCO, EDWARD JOHN &	3	79,500	1000	7,745	759.00	2021	2021-660101290	SANGRICCO, EDWARD JOHN &	3	80,001	0	8,800	851.00	2020	2020-660101290	1ST CHOICE QUALITY BUILDERS LLC	3	67,500	0	7,425	717.00	2019	2019-660101290	SHAW HOMES INC	3	67,500	0	7,425	718.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																		
2025	2025-660101290	SANGRICCO, EDWARD JOHN &	3	537,619	1000	58,139	5,695.00																																																																		
2024	2024-660101290	SANGRICCO, EDWARD JOHN &	3	638,521	1000	69,238	6,652.00																																																																		
2023	2023-660101290	SANGRICCO, EDWARD JOHN &	3	79,500	1000	7,745	726.00																																																																		
2022	2022-660101290	SANGRICCO, EDWARD JOHN &	3	79,500	1000	7,745	759.00																																																																		
2021	2021-660101290	SANGRICCO, EDWARD JOHN &	3	80,001	0	8,800	851.00																																																																		
2020	2020-660101290	1ST CHOICE QUALITY BUILDERS LLC	3	67,500	0	7,425	717.00																																																																		
2019	2019-660101290	SHAW HOMES INC	3	67,500	0	7,425	718.00																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:39:43  
 Page 2

Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6186		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	26,946.00 x 2.70 = 72,754		
Factor Value			
Adjustments	1.0000		
Lot Value	72,754		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

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	3,179 / 3,179
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,179
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	956 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	490,771 154.38 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	606,780 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	474,292
Lot Value	72,754
Indicated Value	547,046 172.08 Per SqFt
Agland Value	
Site Improvements	8,024
Total Value	555,070 174.61 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	108.29	Total Misc Impr	+	21,196
Roofing Adj	+ 5.60	Garage Cost	+	54,406
Subfloor Adj	+ -4.32	Total RCN	=	494,054
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	-	19,762
Plumbing Adj	+ 5.75	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	474,292
Adj Base Cost	= 131.63	Lot Value	+	72,754
Total Area	x 3,179	Indicated Value	=	547,046
Adjusted Cost	= 418,452	Value Per SqFt		172.08

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152996	21x11		231	32.16		7,429
PRCH	Slab Porch - Covered	152997	50		50	33.03		1,652
PATO	Slab Porch - Open	152998	13x4		52	14.39		748
PATO	Slab Porch - Open	152999	380		380	10.85		4,123
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244



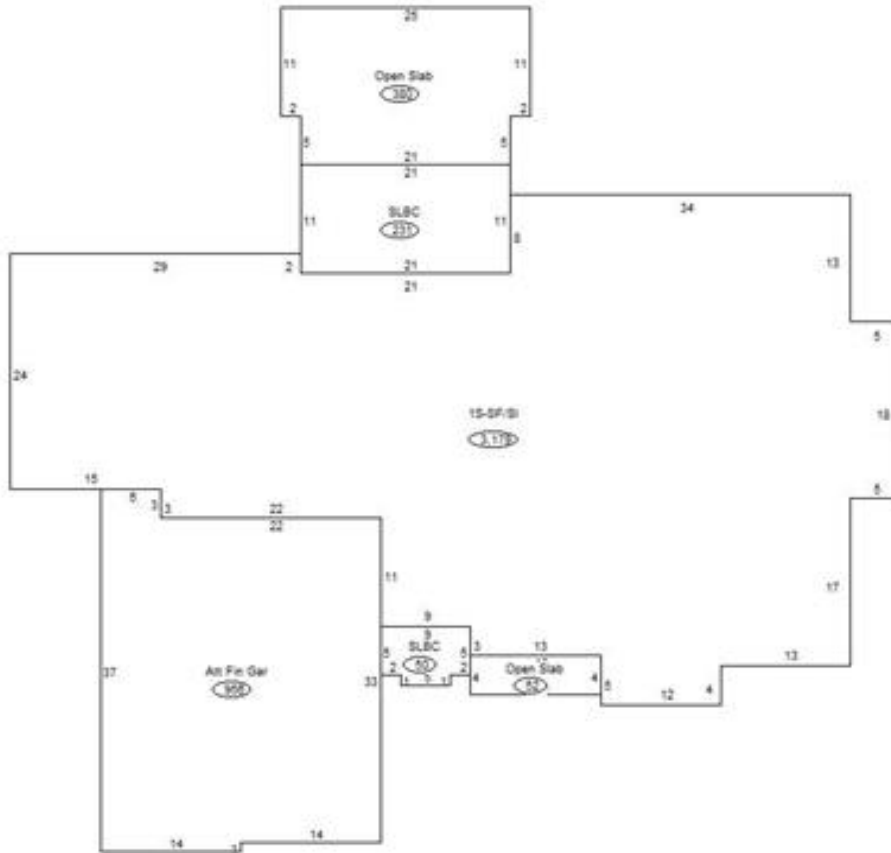
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:39:43  
 Page 3

Sketch Image

660101290



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,179	1.000	3,179
2	G	5		13	Att Fin Gar	956	1.000	956
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PATO		13	Open Slab	52	1.000	52
6	M	PATO		13	Open Slab	380	1.000	380
<b>Total Building Area</b>						<b>3,179</b>		<b>3,179</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:39:44  
 Page 4

660101290

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	19x12x0			228	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (37.84 x 228)	8,628		8,628	604	8,024