



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660101362 <b>Parcel ID</b> 000000000-1010196-014-0007 <b>Cadastral ID</b> 27-21-14-05980 <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> 337658 UDOVENKO, SERGE & RAISA FAMILY TRUST  7575 N 132ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08223 N 152ND E AVE <b>Subdivision</b> HOMESTEAD <b>Lot/Block</b> 0007 / 0014 <b>Parcel Size</b> 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				<p>\\tsclient\T\ROB STUFF\2022-11-15\IMG_0009.JPG 11/15/2022</p>															
<b>Legal Description</b> Lot/Long: 36.27356807 -95.80360010										<b>Building Permits</b>									
LOT 7 BLOCK 14 HOMESTEAD				<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 110</td> <td>R23 NEW SFR 2498 SQ FT</td> <td>03/2022</td> <td>11/2022</td> <td>285,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 110	R23 NEW SFR 2498 SQ FT	03/2022	11/2022	285,000
Number	Description	Opened	Closed	Amount															
R22 110	R23 NEW SFR 2498 SQ FT	03/2022	11/2022	285,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	1ST CHOICE QUALITY BUILDERS LLC	03/15/2022	82,000	YES										
					/	SHAW HOMES INC	08/06/2020	164,000	WB										
					/	SOC'S DEVELOPMENT LLC	08/29/2018	380,500	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	170,933	170,933	11%	18,803	<b>Assessed</b>	62,019 6,075.38										
<b>Year Frozen</b>			<b>Improvements</b>	392,876	392,876		43,216	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0 0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	563,809	563,809		62,019	<b>Total Taxable</b>	62,019 6,075.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660101362	UDOVENKO, SERGE & RAISA			3	538,887	0	59,277	5,807.00										
2024	2024-660101362	UDOVENKO, SERGE & RAISA			3	564,238	0	62,066	5,963.00										
2023	2023-660101362	UDOVENKO, SERGE & RAISA			3	82,000	0	9,020	845.00										
2022	2022-660101362	UDOVENKO, SERGE & RAISA			3	80,001	0	8,800	862.00										
2021	2021-660101362	1ST CHOICE QUALITY BUILDERS LLC			3	80,001	0	8,800	851.00										
2020	2020-660101362	1ST CHOICE QUALITY BUILDERS LLC			3	72,002	0	7,920	765.00										
2019	2019-660101362	SHAW HOMES INC			3	72,002	0	7,920	766.00										



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5998		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	26,127.00 x 2.70 = 70,543		
Factor Value			
Adjustments	2.4231		
Lot Value	170,933		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	0
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,683 / 2,683
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,683
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	701 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	381,396	142.15 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	332,850	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach	
Improvements	392,876	
Lot Value	170,933	
Indicated Value	563,809	210.14 Per SqFt
Agland Value		
Site Improvements		
Total Value	563,809	210.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.38	Total Misc Impr	+ 22,658
Roofing Adj	+ 5.11	Garage Cost	+ 32,828
Subfloor Adj	+ -3.30	Total RCN	= 405,027
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	- 12,151
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 392,876
Adj Base Cost	= 130.28	Lot Value	+ 170,933
Total Area	x 2,683	Indicated Value	= 563,809
Adjusted Cost	= 349,541	Value Per SqFt	210.14

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155815	98		98	29.22		2,864
PRCH	Slab Porch - Covered	155817	21x9		189	28.84		5,451
PATO	Slab Porch - Open	155818	16x8		128	12.64		1,618
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947
ODFP	Outdoor Fireplace/Firepit			1	1	3,473.83		3,474
GENR	Generator - Residential Standby			1	1	3,304.00		3,304



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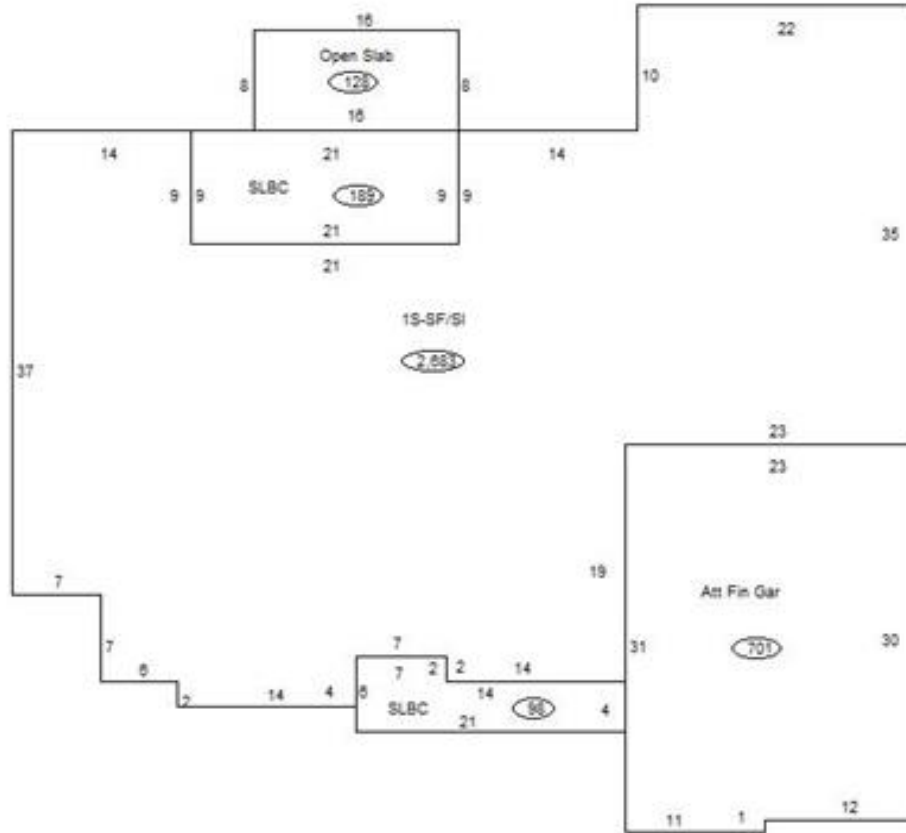
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Sketch Image

660101362



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,683	1.000	2,683
2	M	PRCH		13	SLBC	98	1.000	98
3	G	5		13	Att Fin Gar	701	1.000	701
4	M	PRCH		13	SLBC	189	1.000	189
5	M	PATO		13	Open Slab	128	1.000	128
<b>Total Building Area</b>						<b>2,683</b>		<b>2,683</b>