



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:48:37  
 Page 1

| Assessment Data                                      |                            |                               |            |             | Primary Image                      |                     |               |               |            |  |  |
|--|----------------------------|-------------------------------|------------|-------------|------------------------------------|---------------------|---------------|---------------|------------|--|--|
| Account  | 660101938                  |                               |            |             | <p>660101938_001.JPG 11/1/2025</p> |                     |               |               |            |  |  |
| Parcel ID  | 20N16E-15-1-00000-000-0003 |                               |            |             |                                    |                     |               |               |            |  |  |
| Cadastral ID   | 15-20-16-00340             |                               |            |             |                                    |                     |               |               |            |  |  |
| Property Type  | REAL - Real Property       |                               |            |             |                                    |                     |               |               |            |  |  |
| Property Class                                       | RA                         | VI Area                       | 3          |             |                                    |                     |               |               |            |  |  |
| Tax Area   | 2 - INOLA RURAL            |                               |            |             |                                    |                     |               |               |            |  |  |
| Name ID  | 325787                     |                               |            |             |                                    |                     |               |               |            |  |  |
| GUERRERO, PHILLIP BENJANMIN & GUERRERO, ALYSSA BAE   |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| 13678 E 550 RD<br>INOLA OK 74036-0000                |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Parcel Location                                      |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Situs  | 13678 E 550 RD             |                               |            |             |                                    |                     |               |               |            |  |  |
| Subdivision  |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Lot/Block  | /                          | Parcel Size                   | 10 - Acres |             |                                    |                     |               |               |            |  |  |
| Sec/Twn/Rng  | 15 / 20 / 16 / 1           |                               |            |             |                                    |                     |               |               |            |  |  |
| Neighborhood   | 2016 - UNPLATTED LAND      |                               |            |             |                                    |                     |               |               |            |  |  |
| School District                                      | S005 - INOLA SCHOOLS       |                               |            |             |                                    |                     |               |               |            |  |  |
| Legal Description Lat/Long: 36.21914439 -95.58942945 |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| W 418' E 789' N 1042' NW NE                          |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Building Permits                                     |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Number   |                            | Description                   |            | Opened      | Closed                             | Amount              |               |               |            |  |  |
| R19  | R20-SPLIT                  | 11/2018                       | 10/2019    |             |                                    |                     |               |               |            |  |  |
| Exemptions   |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Code   | Type                       | Active                        | Maximum    | Exemption   | Sale History                       |                     |               |               |            |  |  |
| H  | Homestead                  | Yes                           | 1,000      | 1,000       | Bk/Pg                              | Grantor             | Date          | Price         | Code       |  |  |
|  |                            |                               |            |             | /                                  | GUERRERO, PHILLIP E | 09/28/2018    | 0             | 4          |  |  |
| Parcel Valuation                                     |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Source   | REAL                       | Fair Cash                     | Capped     | Asmnt Level | Assessed                           | Levy Rate           | 80.060        | Current Tax   |            |  |  |
| Remove Cap   | 0                          | Land Value                    | 2,251      | 2,251       | 11%                                | 248                 | Assessed      | 33,528        | 2,684.25   |  |  |
| Year Frozen  |                            | Improvements                  | 413,150    | 302,541     |                                    | 33,280              | Penalty       | 0             |            |  |  |
| Uncapped Value                                       | 0                          | Mobile Home                   | 0          | 0           |                                    | 0                   | Exemption     | 1,000         | -80.00     |  |  |
| TIF Project ID                                       | 0                          | Total Value                   | 415,401    | 304,792     |                                    | 33,528              | Total Taxable | 32,528        | 2,604.00   |  |  |
| Assessment History                                   |                            |                               |            |             |                                    |                     |               |               |            |  |  |
| Tax Year   | Statement Number           | Billed Owner                  |            |             | Tax Area                           | Total Value         | Exemptions    | Taxable Value | Billed Tax |  |  |
| 2025   | 2025-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 329,826             | 1000          | 31,551        | 2,526.00   |  |  |
| 2024   | 2024-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 319,549             | 1000          | 30,603        | 2,461.00   |  |  |
| 2023   | 2023-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 328,453             | 1000          | 29,683        | 2,391.00   |  |  |
| 2022   | 2022-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 332,035             | 1000          | 28,789        | 2,335.00   |  |  |
| 2021   | 2021-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 262,919             | 1000          | 27,921        | 2,237.00   |  |  |
| 2020   | 2020-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 258,160             | 1000          | 27,398        | 2,213.00   |  |  |
| 2019   | 2019-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 2,251               | 0             | 248           | 20.00      |  |  |
| 2018   | 2018-660101938             | GUERRERO, PHILLIP BENJANMIN & |            |             | 2                                  | 2,251               | 0             | 248           | 21.00      |  |  |



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Date 04/18/2026  
Time 09:48:37  
Page 2

| Lot Data  | Square-Foot - UNPLATTED LAND (ACRES) | Primary Image |
|---|--------------------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b><br><b>Non-Ag Acres</b><br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY<br><br><b>Method</b> Square-Foot<br><b>Base Lot Value</b><br><b>Factor Value</b><br><b>Adjustments</b><br><b>Lot Value</b> |                                      |               |

| Residential Data       |  |
|------------------------|--|
| <b>Type</b>            | 1 Single Family Residence                  |
| <b>Condition</b>       | 3 - Average                                |
| <b>Quality</b>         | 4 - Good                                   |
| <b>Architecture</b>    | TRAD TRADITIONAL                           |
| <b>Style</b>           | 100% 1 1/2 Story Finished                  |
| <b>Exterior Wall</b>   | 95% Frame, Siding, Wood 5% Veneer, Masonry |
| <b>Base/Total Area</b> | 1,925 / 3,016                              |
| <b>Style</b>           | 100% 1 1/2 Story Finished                  |
| <b>HVAC</b>            | 100% Warmed & Cooled Air                   |
| <b>Roof Cover</b>      | 1 Composition Shingle                      |
| <b>Area on Slab</b>    | 1,925                                      |
| <b>Fixture/RghIn</b>   | 18 /                                       |
| <b>Bed/F/H Bath</b>    | 3 / 3.0 /                                  |
| <b>Basement Area</b>   |  |
| <b>Garage Type</b>     | 673 Attached Garage - Finished 2 Stalls    |
| <b>Remodel</b>         |  |
| <b>Year/Eff Age</b>    | 2019 / 5                                   |

|                   |           |
|-------------------|-----------|
| 660101938         | 10/30/25  |
| 660101938_001.JPG | 11/1/2025 |

| GRM Approach           |      |
|------------------------|------|
| <b>GRM Code</b>        |      |
| <b>Gross Rent</b>      | 0.00 |
| <b>Indicated Value</b> |      |

| Multiple Regression    |  |
|------------------------|--|
| <b>MRA Code</b>        |  |
| <b>Adusted R</b>       |  |
| <b>Indicated Value</b> |  |

| Direct Comparables      |            |
|-------------------------|------------|
| <b>Selection Model</b>  | 1 Res      |
| <b>Adjustment Model</b> | A2 AO Test |
| <b>Comparables</b>      |            |
| <b>Indicated Value</b>  |            |

| Cost Approach        |           |                           |           | Manual : 01/2025       |           |                       |           |
|----------------------|-----------|---------------------------|-----------|------------------------|-----------|-----------------------|-----------|
| <b>Base Cost</b>     | 95.40     | <b>Total Misc Impr</b>    | + 15,777  | <b>Garage Cost</b>     | + 38,698  | <b>Total RCN</b>      | = 426,227 |
| <b>Roofing Adj</b>   | + 3.90    | <b>Depreciation ( 5%)</b> | - 21,311  | <b>Lump Sums</b>       | + 8,234   | <b>RCNLD</b>          | = 413,150 |
| <b>Subfloor Adj</b>  | + -2.98   | <b>Lot Value</b>          | + 413,150 | <b>Indicated Value</b> | = 413,150 | <b>Value Per SqFt</b> | 136.99    |
| <b>Heat/Cool Adj</b> | + 16.31   |                           |           |                        |           |                       |           |
| <b>Plumbing Adj</b>  | + 10.63   |                           |           |                        |           |                       |           |
| <b>Basement Adj</b>  | + 0.00    |                           |           |                        |           |                       |           |
| <b>Adj Base Cost</b> | = 123.26  |                           |           |                        |           |                       |           |
| <b>Total Area</b>    | x 3,016   |                           |           |                        |           |                       |           |
| <b>Adjusted Cost</b> | = 371,752 |                           |           |                        |           |                       |           |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 413,150       |        |                      |
| <b>Lot Value</b>         |               |        |                      |
| <b>Indicated Value</b>   | 413,150       | 136.99 | Per SqFt             |
| <b>Agland Value</b>      | 2,251         |        |                      |
| <b>Site Improvements</b> |               |        |                      |
| <b>Total Value</b>       | 415,401       | 137.73 | Total Value Per SqFt |

| Miscellaneous Improvements |                                 |           |       |      |       |           |      |       |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description                     | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| FPR1                       | Fireplace - Residential 1 Story | 0         |       | 1    | 1     | 7,243.87  |      | 7,244 |
| PATO                       | Patio - Open                    | 143449    | 26x10 |      | 260   | 11.96     |      | 3,110 |
| PRCH                       | Porch                           | 143450    | 69    |      | 69    | 32.98     |      | 2,276 |
| PATO                       | Patio - Open                    | 143451    | 38x7  |      | 266   | 11.83     |      | 3,147 |
| BALW                       | Balcony - Wood                  | 143452    | 234   |      | 234   | 35.19     |      | 8,234 |



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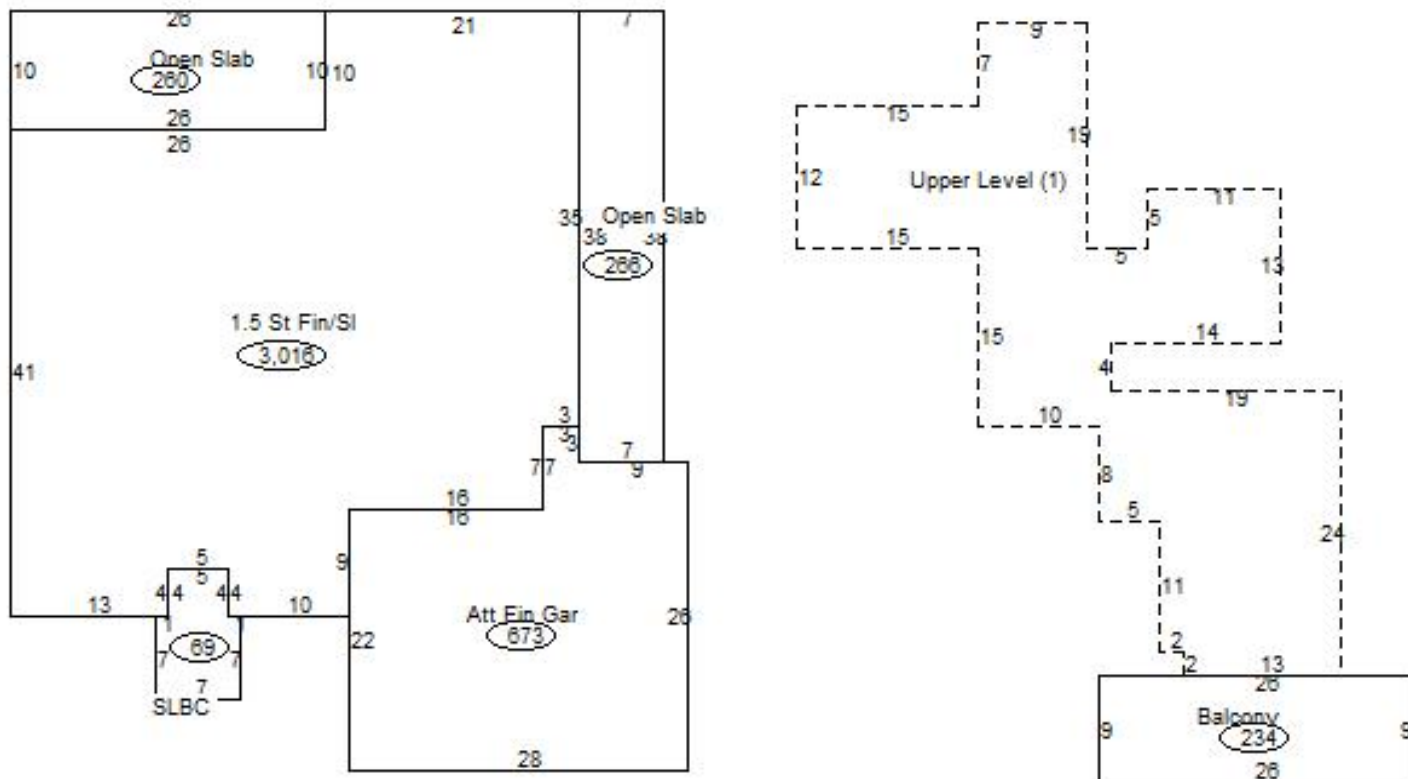
Date 04/18/2026

Time 09:48:37

Page 3

### Sketch Image

660101938



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 5    | Slab       | 20    | 1.5 St Fin/Sl   | 1,925     | 1.567      | 3,016      |
| 2                          | U    | ^UL  |            | 20    | Upper Level (1) | 1,091     | 1.000      | 1,091      |
| 3                          | G    | 5    |            | 20    | Att Fin Gar     | 673       | 1.000      | 673        |
| 4                          | M    | PATO |            | 20    | Open Slab       | 260       | 1.000      | 260        |
| 5                          | M    | PRCH |            | 20    | SLBC            | 69        | 1.000      | 69         |
| 6                          | M    | PATO |            | 20    | Open Slab       | 266       | 1.000      | 266        |
| 7                          | M    | BALW |            | 20    | Balcony         | 234       | 1.000      | 234        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,925     |            | 3,016      |



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Date 04/18/2026  
Time 09:48:37  
Page 4

### Agland Inventory

660101938

| Soi                   | Description               | Land Use | LPI | Adj Type | Adj Code | Acres  | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| CHB                   | CHOTEAU SILT LOAM 1-3% SL | IMP PST  | 80  |          |          | 3.000  | 224      | 224      | 672       | 672          |
| PAA                   | PARSONS SILT LOAM 0-1% SL | IMP PST  | 76  |          |          | 3.000  | 213      | 213      | 638       | 638          |
| TAA                   | TALOKA SILT LOAM 0-1% SLO | IMP PST  | 84  |          |          | 4.000  | 235      | 235      | 941       | 941          |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 10.000 |          |          | 2,251     | 2,251        |
| <b>Total Agland</b>   |                           |          |     |          |          | 10.000 |          |          | 2,251     | 2,251        |