



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:50:28
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Assessment Data					Primary Image				
Account	660106578				<p>660106578_001.JPG 6/5/2025</p>				
Parcel ID	21N14E-15-4-00000-001-0000								
Cadastral ID	15-21-14-04460								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	345792								
TIZI LLC									
624 S POST RD ARCADIA OK 73007-0000									
Parcel Location									
Situs	09899 N 157TH E AVE								
Subdivision									
Lot/Block	/	Parcel Size	3.04 - Acres						
Sec/Twn/Rng	15 / 21 / 14 / 4								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.29535043 -95.79502730									
S2 NE SE SE LESS S 299.70' W 284' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 118	NEW SFR 875 SQ FT	05/2024	06/2025	96,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ITIBROUT, TARIK &	11/14/2024	0	4					
/	ITIBROUT, TARIK &	01/14/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap		Land Value	55,921	55,921	11%	Assessed	21,905	2,145.81	
Year Frozen		Improvements	143,217	143,217		Penalty	0		
Uncapped Value	143,217	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	199,138	199,138	21,905	Total Taxable	21,905	2,146.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106578	TIZI LLC	3	55,921	0	6,151	603.00		
2024	2024-660106578	ITIBROUT, TARIK &	3	55,921	0	6,151	591.00		
2023	2023-660106578	ITIBROUT, TARIK &	3	68,356	0	7,519	705.00		
2022	2022-660106578	ITIBROUT, TARIK &	3	67,480	0	7,423	727.00		



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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	3.1125		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	135,582.00 x .41 = 55,921		
Factor Value			
Adjustments	1.0000		
Lot Value	55,921		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	930 / 1,184
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	930
Fixture/RghIn	/
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	220 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	143,217		
Lot Value	55,921		
Indicated Value	199,138	168.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,138	168.19	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.77	Total Misc Impr	+ 5,128
Roofing Adj	+ 4.15	Garage Cost	+ 8,230
Subfloor Adj	+ 0.00	Total RCN	= 144,664
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,447
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,217
Adj Base Cost	= 110.90	Lot Value	+ 55,921
Total Area	x 1,184	Indicated Value	= 199,138
Adjusted Cost	= 131,306	Value Per SqFt	168.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172240	25x10		250	20.51		5,128



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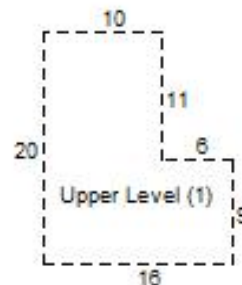
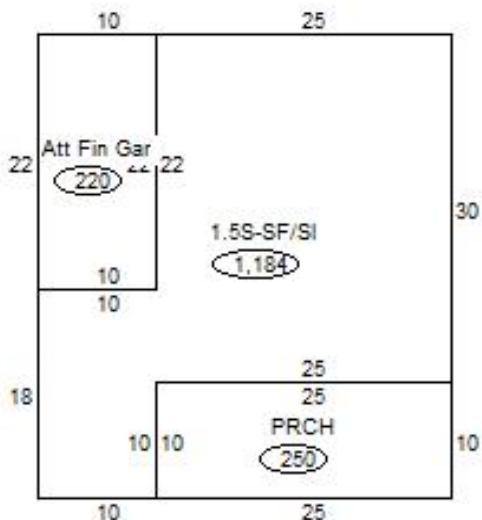
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/Sl	930	1.273	1,184
2	U	^UL		20	Upper Level (1)	254	1.000	254
3	G	5		20	Att Fin Gar	220	1.000	220
4	M	PRCH		20	PRCH	250	1.000	250
Total Building Area						930		1,184