



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:52:07  
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Assessment Data				Primary Image						
Account	660106707									
Parcel ID	21N17E-31-1-00000-011-0000									
Cadastral ID	31-21-17-00542									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	3							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	337880									
RODRIGUEZ, MARIO & STACY										
12323 N 108TH E AVE COLLINSVILLE OK 74021-0000										
Parcel Location										
Situs	16720 E 520 RD									
Subdivision										
Lot/Block	/	Parcel Size	2.5 - Acres							
Sec/Twn/Rng	31 / 21 / 17 / 1									
Neighborhood	2117 - UNPLATTED									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.26293686 -95.53052862				Building Permits						
W2 E2 NE NW NE				Number	Description	Opened	Closed	Amount		
				S22	SPLIT	05/2022	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WEAST, SKIPPER W & JULIE	03/09/2022	47,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2023	Land Value	47,500	47,500	11%	5,225	Assessed	38,337	3,183.89	
Year Frozen		Improvements	301,017	301,017		33,112	Penalty	0		
Uncapped Value	301,017	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	348,517	348,517		38,337	Total Taxable	38,337	3,184.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106707	RODRIGUEZ, MARIO & STACY			5	47,500	0	5,225	434.00	
2024	2024-660106707	RODRIGUEZ, MARIO & STACY			5	47,500	0	5,225	436.00	
2023	2023-660106707	RODRIGUEZ, MARIO & STACY			5	47,502	0	5,225	435.00	
2022	2022-660106707	RODRIGUEZ, MARIO & STACY			5	560	0	62	5.00	



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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.5119							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	109,419.00 x .42 = 45,883							
Factor Value								
Adjustments	1.0353							
Lot Value	47,500							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 47,500					
Total Area	x	Indicated Value	= 47,500					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 47,500				
				Indicated Value 47,500 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 47,500 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1126740
Total Building Area	2,400	Image Date	12/15/2025
Total Base Value	299,784	Name	001.JPG
Modifier Value		Description	660106707_001.JPG
Misc Improvements	7,376		
Replacement Cost New	307,160		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	301,017		
Economic Depreciation			
RCNLD (All Sources)	301,017		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	301,017		
Land Value			
Cost Approach Value	301,017 125.42/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	301,017 125.42/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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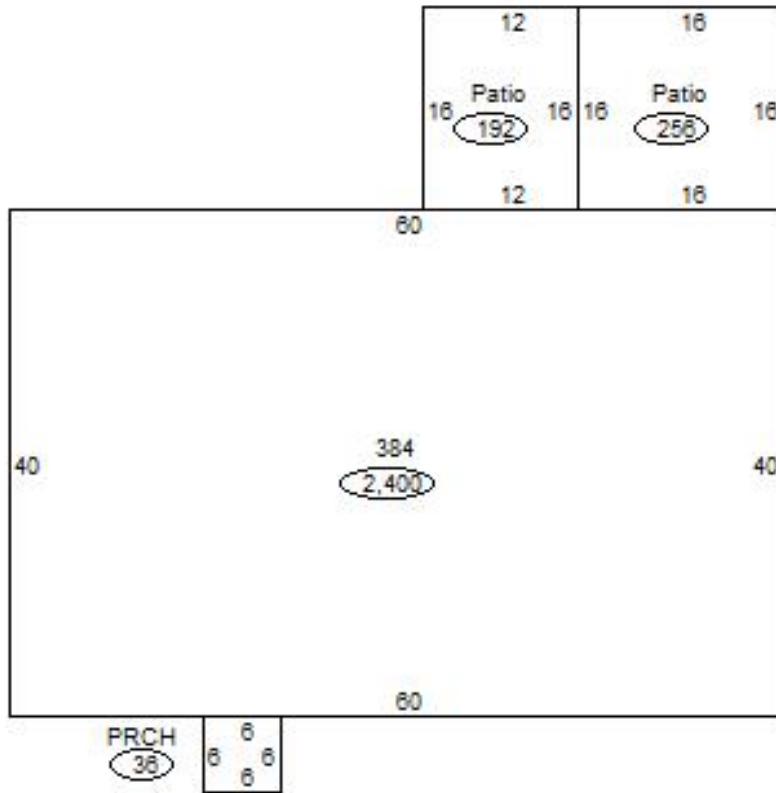
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Sketch Image

660106707



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	384		20	384	2,400	1.000	2,400
2	M	PRCH		20	PRCH	36	1.000	36
3	M	PATO		20	Patio	192	1.000	192
4	M	PATC		20	Patio	256	1.000	256
<b>Total Building Area</b>						2,400		2,400



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Account 660106707  
Parcel ID 21N17E-31-1-00000-011-0000  
Cadastral ID 31-21-17-00542

Tax Area Code 5  
Property Class RR  
Owners Name RODRIGUEZ, MARIO & STACY

### Building Data

Building ID 5216  
Building Sequence 1  
Occupancy 1 384 Barber Shop 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2024  
Effective Age 1  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 70.23  
Wall Cost 31.83  
HVAC Cost 22.85  
Basement Cost 0.00  
Total Base Cost 124.91  
Total Area 2,400  
Base RCN 299,784  
Misc Impr Value 7,376

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 307,160  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (6,143)  
Total RCNLD 301,017  
Lump Sums  
Total Building Value 301,017 \$ 125.42 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PRCH	Porch		6x6	36	28.59		1,029	
PATO	Patio - Open		16x12	192	10.63		2,041	
PATC	Patio - Covered		16x16	256	16.82		4,306	
<b>Total Misc Improvement</b>								<b>7,376</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80				224	224	0	0
<b>IMP PST Totals</b>						0.000			0	0
<b>Total Agland</b>						0.000			0	0