



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																				
Account	660107210			<p>\\tsclient\T\ROB STUFF\2023-11-8\IMG_0005.JPG 11/8/2023</p>																				
Parcel ID	19N17E-01-1-00000-003-0000																							
Cadastral ID	01-19-17-00730																							
Property Type	REAL - Real Property																							
Property Class	RR	VI Area	3																					
Tax Area	2 - INOLA RURAL																							
Name ID	339483																							
KOCK, JOSE ELIAS BETANCOURT																								
1717 RIVERSIDE DRIVE #506 TULSA OK 74119-0000																								
Parcel Location																								
Situs	31260 S 4250 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	1.94 - Acres																					
Sec/Twn/Rng	1 / 19 / 17 / 1																							
Neighborhood	1917 - UNPLATTED																							
School District	S005 - INOLA SCHOOLS																							
Legal Description				Building Permits																				
Lat/Long: 36.15800278 -95.44077273				<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 357</td> <td>R23 NEW SFR 1951 SQ FT</td> <td>09/2022</td> <td>11/2023</td> <td>241,379</td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>09/2022</td> <td>11/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 357	R23 NEW SFR 1951 SQ FT	09/2022	11/2023	241,379	S22	S23 SPLIT	09/2022	11/2023	
Number	Description	Opened	Closed	Amount																				
R22 357	R23 NEW SFR 1951 SQ FT	09/2022	11/2023	241,379																				
S22	S23 SPLIT	09/2022	11/2023																					
TR DESC AS COMM SE/C NE; N01.3256W 954.87' TO POB; N01.3256W 183.87'; S88.2335W 459.50'; S01.3256E 183.87'; N88.2335E 459.50' TO POB.																								
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	FROESE, KENNARD C	08/15/2022	38,000	21															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax															
Remove Cap	2023		Land Value	53,780	53,780	11%	Assessed	26,160	2,094.37															
Year Frozen			Improvements	184,032	184,032		Penalty	0																
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00															
TIF Project ID	0		Total Value	237,812	237,812		Total Taxable	26,160	2,094.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660107210	KOCK, JOSE ELIAS BETANCOURT			2	234,938	0	25,844	2,069.00															
2024	2024-660107210	KOCK, JOSE ELIAS BETANCOURT			2	247,590	0	27,235	2,190.00															
2023	2023-660107210	KOCK, JOSE ELIAS BETANCOURT			2	42,825	0	4,711	379.00															
2022	2022-660107210	KOCK, JOSE ELIAS BETANCOURT			2	105	0	12	1.00															



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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.8547 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 80,792.00 x .67 = 53,780 Factor Value Adjustments Lot Value 53,780		
Residential Data		

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,338 / 1,338
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,338
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	
Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	98.53	Total Misc Impr	+ 8,915
Roofing Adj	+ 4.54	Garage Cost	+ 16,761
Subfloor Adj	+ -1.18	Total RCN	= 187,788
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,756
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 184,032
Adj Base Cost	= 121.16	Lot Value	+ 53,780
Total Area	x 1,338	Indicated Value	= 237,812
Adjusted Cost	= 162,112	Value Per SqFt	177.74

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	184,032
Lot Value	53,780
Indicated Value	237,812
Agland Value	177.74 Per SqFt
Site Improvements	
Total Value	237,812
Total Value Per SqFt	177.74

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158572	17x8		136	23.81		3,238
PRCH	Slab Porch - Covered	158573	6x4		24	24.19		581
FPR1	Fireplace - Residential 1 Story			2023	1	5,095.98		5,096



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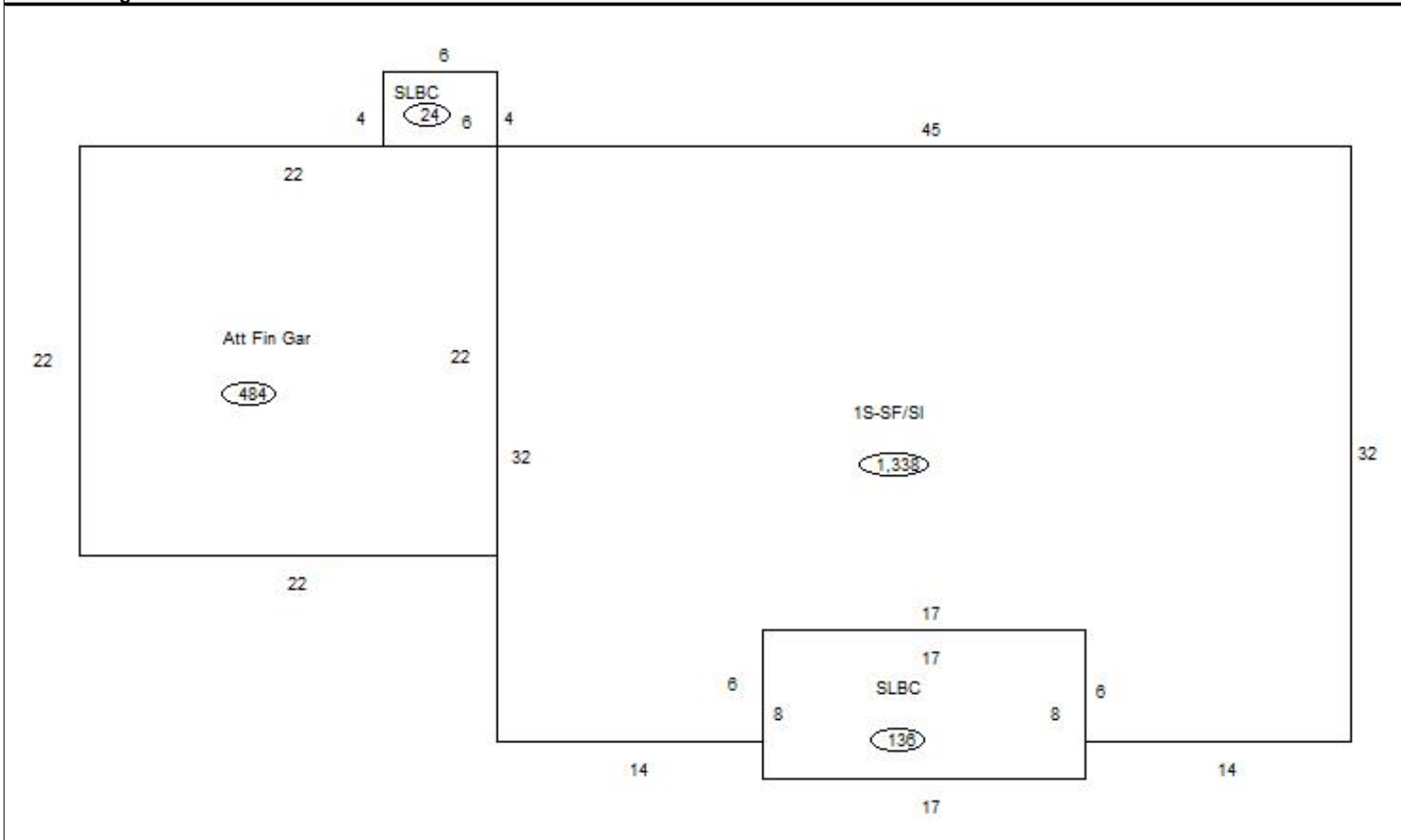
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,338	1.000	1,338
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	SLBC	136	1.000	136
4	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						1,338		1,338



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30				54	54	0	0
TMBR Totals						0.000			0	0
Total Agland						0.000			0	0