



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:16:59
Page 1

Assessment Data					Primary Image									
Account	660000427				No Image On File									
Parcel ID	000000-00-0-00645-003-0017													
Cadastral ID	01-21-14-01000													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	136284													
CARVER, WAYNE E &														
DORIS I TRUST														
12325 NIGHTES AVE														
COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs														
Subdivision	RANCH VIEW LAKE ESTS													
Lot/Block	0017 / 0003	Parcel Size .5 - Lots												
Sec/Twn/Rng	1 / 21 / 14 / 5													
Neighborhood	1014 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.33137400 -95.76793048														
N 296.6' OF LOT 16 & ALL LOT 17 BLOCK 3 RANCH VIEW LAKE EST.														
Building Permits														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					961/468	SELLER	06/29/1994	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	74,047	3,914	11%	431	Assessed	431	46.78					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	74,047	3,914	431	Total Taxable	431	47.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660000427	CARVER, WAYNE E &			7	74,047	0	410	44.00					
2024	2024-660000427	CARVER, WAYNE E &			7	174,277	0	391	44.00					
2023	2023-660000427	CARVER, WAYNE E &			7	3,382	0	372	40.00					
2022	2022-660000427	CARVER, WAYNE E &			7	3,382	0	372	41.00					
2021	2021-660000427	CARVER, WAYNE E &			7	3,382	0	372	41.00					
2020	2020-660000427	CARVER, WAYNE E &			7	3,382	0	372	41.00					
2019	2019-660000427	CARVER, WAYNE E &			7	3,382	0	372	41.00					
2018	2018-660000427	CARVER, WAYNE E &			7	3,382	0	372	40.00					
2017	2017-660000427	CARVER, WAYNE E &			7	3,382	0	372	40.00					
2016	2016-660000427	CARVER, WAYNE E &			7	3,382	0	372	40.00					
2015	2015-660000427	CARVER, WAYNE E &			7	3,382	0	372	40.00					
2014	2014-660000427	CARVER, WAYNE E &			7	3,382	0	372	41.00					
2013	2013-660000427	CARVER, WAYNE E &			7	3,382	0	372	40.00					



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Lot Data		Square-Foot - NBHD 1014 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4.52							
Non-Ag Acres	2.4109							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	105,017.00 x .71 = 74,047							
Factor Value								
Adjustments	1.0000							
Lot Value	74,047							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	74,047			
Year/Eff Age /				Indicated Value	74,047	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	74,047	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
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	+ 74,047					
Total Area	x	Indicated Value	= 74,047					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value