



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         |                     |                  |                  | Primary Image                                                                |                      |                      |                      |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|------------------|------------------|------------------------------------------------------------------------------|----------------------|----------------------|----------------------|--------------------|
| <b>Account</b> 660002162<br><b>Parcel ID</b> 21N14E-03-3-00000-000-0000<br><b>Cadastral ID</b> 03-21-14-00530<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RR VI Area 4<br><b>Tax Area</b> 16 - OWASSO/COLL FIRE<br><b>Name ID</b> 332829<br>JOSSERAND, DANYA &<br>JERIME JULSON<br><br>10925 N 160TH E AVE<br>OWASSO OK 74055-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 12011 N 145TH E AVE<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres<br><b>Sec/Twn/Rng</b> 3 / 21 / 14 / 3<br><b>Neighborhood</b> 6060 - UNPLATTED<br><b>School District</b> S021 - OWASSO SCHOOLS |                         |                     |                  |                  | <p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-3-14\IMG_0007.JF 3/14/2022</p> |                      |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.32797148 -95.81000507                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                     |                  |                  |                                                                              |                      |                      |                      |                    |
| S2 N2 NW SW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                     |                  |                  | <b>Building Permits</b>                                                      |                      |                      |                      |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         |                     |                  |                  | <b>Number</b>                                                                | <b>Description</b>   | <b>Opened</b>        | <b>Closed</b>        | <b>Amount</b>      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         |                     |                  |                  | R20                                                                          | R23- NEW 911 ADDRESS | 12/2020              | 03/2022              |                    |
| <b>Exemptions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |                     |                  |                  | <b>Sale History</b>                                                          |                      |                      |                      |                    |
| <b>Code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Type</b>             | <b>Active</b>       | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>                                                                 | <b>Grantor</b>       | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |
| H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Homestead               | Yes                 | 1,000            | 1,000            | /                                                                            | JOSSERAND, JOE D     | 11/25/2020           | 0                    | 4                  |
| <b>Parcel Valuation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                     |                  |                  |                                                                              |                      |                      |                      |                    |
| <b>Source</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>REAL</b>             |                     | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>                                                           | <b>Assessed</b>      | <b>Levy Rate</b>     | 97.960               | <b>Current Tax</b> |
| Remove Cap                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0                       | <b>Land Value</b>   | 152,184          | 139,399          | 11%                                                                          | 15,334               | <b>Assessed</b>      | 81,843               | 8,017.34           |
| Year Frozen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0                       | <b>Improvements</b> | 624,193          | 604,628          |                                                                              | 66,509               | <b>Penalty</b>       | 0                    |                    |
| Uncapped Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                       | <b>Mobile Home</b>  | 0                | 0                |                                                                              | 0                    | <b>Exemption</b>     | 1,000                | -98.00             |
| TIF Project ID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                       | <b>Total Value</b>  | 776,377          | 744,027          |                                                                              | 81,843               | <b>Total Taxable</b> | 80,843               | 7,919.00           |
| <b>Assessment History</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         |                     |                  |                  |                                                                              |                      |                      |                      |                    |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Statement Number</b> | <b>Billed Owner</b> |                  |                  | <b>Tax Area</b>                                                              | <b>Total Value</b>   | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |
| 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2025-660002162          | JOSSERAND, DANYA &  |                  |                  | 16                                                                           | 743,888              | 1000                 | 78,459               | 7,686.00           |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2024-660002162          | JOSSERAND, DANYA &  |                  |                  | 16                                                                           | 768,312              | 0                    | 77,145               | 7,411.00           |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2023-660002162          | JOSSERAND, DANYA &  |                  |                  | 16                                                                           | 715,793              | 0                    | 73,472               | 6,885.00           |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2022-660002162          | JOSSERAND, DANYA &  |                  |                  | 16                                                                           | 125,000              | 0                    | 8,067                | 790.00             |
| 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2021-660002162          | JOSSERAND, DANYA &  |                  |                  | 16                                                                           | 125,000              | 0                    | 7,683                | 743.00             |
| 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2020-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 117,000              | 0                    | 7,317                | 707.00             |
| 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2019-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 103,000              | 0                    | 6,969                | 674.00             |
| 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2018-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 98,000               | 0                    | 6,637                | 618.00             |
| 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2017-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 98,000               | 0                    | 6,321                | 595.00             |
| 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2016-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 98,000               | 0                    | 6,020                | 567.00             |
| 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2015-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 98,000               | 0                    | 5,733                | 544.00             |
| 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2014-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 98,000               | 0                    | 5,460                | 523.00             |
| 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2013-660002162          | JOSSERAND, JOE D    |                  |                  | 16                                                                           | 98,000               | 0                    | 5,200                | 487.00             |



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| Lot Data                                                                                                                                                                                                                                                                                                                                                                 | Square-Foot - NBHD 6060 #1 | Primary Image |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 10<br><b>Non-Ag Acres</b> 9.9746<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 434,494.00 x .35 = 152,184<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 152,184 |                            |               |

| Residential Data       |                                |
|------------------------|--------------------------------|
| <b>Type</b>            | 1 Single Family Residence      |
| <b>Condition</b>       | 5 - Very Good                  |
| <b>Quality</b>         | 5 - Very Good                  |
| <b>Architecture</b>    |                                |
| <b>Style</b>           | 100% One Story                 |
| <b>Exterior Wall</b>   | 100% Veneer, Masonry           |
| <b>Base/Total Area</b> | 3,526 / 3,526                  |
| <b>Style</b>           | 100% One Story                 |
| <b>HVAC</b>            | 100% Warmed & Cooled Air       |
| <b>Roof Cover</b>      | 1 Composition Shingle          |
| <b>Area on Slab</b>    | 3,526                          |
| <b>Fixture/RghIn</b>   | /                              |
| <b>Bed/F/H Bath</b>    | 4 / 4.0 / 1.0                  |
| <b>Basement Area</b>   |                                |
| <b>Garage Type</b>     | 889 Attached Garage - Finished |
| <b>Remodel</b>         |                                |
| <b>Year/Eff Age</b>    | 2022 / 2                       |



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

| Multiple Regression    |         |        |          |
|------------------------|---------|--------|----------|
| <b>MRA Code</b>        | 1       | Test   |          |
| <b>Adjusted R</b>      | 0.8445  |        |          |
| <b>Indicated Value</b> | 600,382 | 170.27 | Per SqFt |

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

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 624,193       |        |                      |
| <b>Lot Value</b>         | 152,184       |        |                      |
| <b>Indicated Value</b>   | 776,377       | 220.19 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> |               |        |                      |
| <b>Total Value</b>       | 776,377       | 220.19 | Total Value Per SqFt |

| Cost Approach        |           |                           |   | Manual : 01/2025 |  |  |  |
|----------------------|-----------|---------------------------|---|------------------|--|--|--|
| <b>Base Cost</b>     | 117.92    | <b>Total Misc Impr</b>    | + | 59,366           |  |  |  |
| <b>Roofing Adj</b>   | + 6.28    | <b>Garage Cost</b>        | + | 57,269           |  |  |  |
| <b>Subfloor Adj</b>  | + -4.29   | <b>Total RCN</b>          | = | 636,932          |  |  |  |
| <b>Heat/Cool Adj</b> | + 18.45   | <b>Depreciation ( 2%)</b> | - | 12,739           |  |  |  |
| <b>Plumbing Adj</b>  | + 9.20    | <b>Lump Sums</b>          | + | 0                |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>              | = | 624,193          |  |  |  |
| <b>Adj Base Cost</b> | = 147.56  | <b>Lot Value</b>          | + | 152,184          |  |  |  |
| <b>Total Area</b>    | x 3,526   | <b>Indicated Value</b>    | = | 776,377          |  |  |  |
| <b>Adjusted Cost</b> | = 520,297 | <b>Value Per SqFt</b>     |   | 220.19           |  |  |  |

| Miscellaneous Improvements |                           |           |      |      |       |           |      |        |
|----------------------------|---------------------------|-----------|------|------|-------|-----------|------|--------|
| Code                       | Description               | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value  |
| PRCH                       | Slab Porch - Covered      | 153700    | 270  |      | 270   | 36.04     |      | 9,731  |
| PRCH                       | Slab Porch - Covered      | 153702    | 925  |      | 925   | 33.77     |      | 31,237 |
| PRCH                       | Slab Porch - Covered      | 153703    | 353  |      | 353   | 35.75     |      | 12,620 |
| ODFP                       | Outdoor Fireplace/Firepit |           | 1    |      | 1     | 5,778.25  |      | 5,778  |



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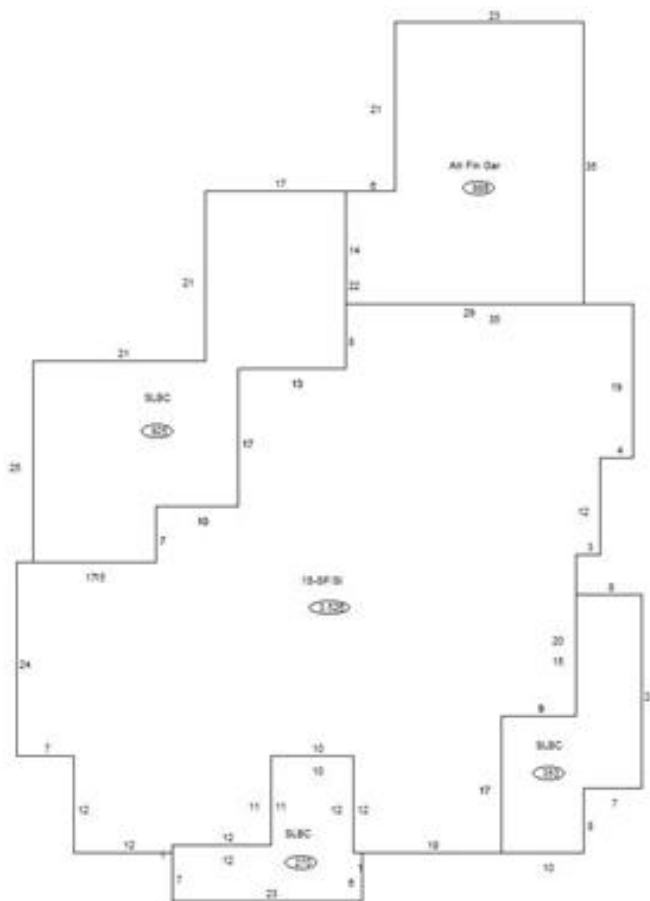
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Sketch Image

660002162



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | R    | 1    | Slab       | 13    | 1S-SF/SI      | 3,526        | 1.000      | 3,526        |
| 2                          | M    | PRCH |            | 13    | SLBC          | 270          | 1.000      | 270          |
| 3                          | G    | 5    |            | 13    | Att Fin Gar   | 889          | 1.000      | 889          |
| 4                          | M    | PRCH |            | 13    | SLBC          | 925          | 1.000      | 925          |
| 5                          | M    | PRCH |            | 13    | SLBC          | 353          | 1.000      | 353          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>3,526</b> |            | <b>3,526</b> |