



# 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> 660003727 <b>Parcel ID</b> 000000-00-0-00630-001-0034 <b>Cadastral ID</b> 05-21-15-03930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 341290 COUCH, WILLIAM THOMAS & SARA LYNN  5914 HUNTER LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05914 E HUNTER LN <b>Subdivision</b> QUAIL CREEK AMENDED <b>Lot/Block</b> 0034 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0077. 3/31/2022</p>														
<b>Legal Description</b> Lat/Long: 36.32330580 -95.72373660																			
LOTS 34 & 35 BLOCK 1 QUAIL CREEK AMENDED					<b>Building Permits</b> <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>R19</td> <td>R19- NEW DTCH GAR</td> <td>08/2018</td> <td>08/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19- NEW DTCH GAR	08/2018	08/2018	
Number	Description	Opened	Closed	Amount															
R19	R19- NEW DTCH GAR	08/2018	08/2018																
<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	/	MICHELS, EDWARD PATRICK	04/17/2023	249,000	YES										
					2669/916	MICHELS, EDWARD PATRICK &	10/13/2017	0	WB										
					2443/668	PAINE, PAUL D &	12/11/2014	90,000	YES										
					1912/746	BEHNKE, DONNA LYNN &	10/30/2007	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>	108.538	<b>Current Tax</b>										
Remove Cap	2024		Land Value 95,813	95,813	11%	10,539	Assessed	34,072	3,698.11										
Year Frozen	0		Improvements 213,938	213,938		23,533	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 309,751	309,751		34,072	Total Taxable	33,072	3,601.00										
<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	2025-660003727	COUCH, WILLIAM THOMAS &			7	238,122	1000	25,194	2,745.00										
2024	2024-660003727	COUCH, WILLIAM THOMAS &			7	249,018	0	27,392	3,023.00										
2023	2023-660003727	COUCH, WILLIAM THOMAS &			7	149,697	0	16,467	1,778.00										
2022	2022-660003727	MICHELS, EDWARD PATRICK			7	151,690	0	16,686	1,873.00										
2021	2021-660003727	MICHELS, EDWARD PATRICK			7	162,816	0	17,910	1,989.00										
2020	2020-660003727	MICHELS, EDWARD P TRUST			7	160,301	0	17,633	1,955.00										
2019	2019-660003727	MICHELS, EDWARD P TRUST			7	154,262	0	16,969	1,882.00										
2018	2018-660003727	MICHELS, EDWARD P TRUST			7	147,577	0	16,233	1,743.00										
2017	2017-660003727	MICHELS, BRENDA LEE &			7	146,408	0	16,105	1,745.00										
2016	2016-660003727	MICHELS, BRENDA LEE &			7	142,908	0	15,720	1,704.00										
2015	2015-660003727	MICHELS, BRENDA LEE &			7	138,712	0	15,258	1,665.00										
2014	2014-660003727	PAINE, PAUL D &			7	142,039	1000	9,497	1,059.00										
2013	2013-660003727	PAINE, PAUL D &			7	136,822	1000	9,191	1,007.00										



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Lot Data		Square-Foot - NBHD 1107 #1
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	1
		0
Method	Square-Foot	
Base Lot Value	97,511.00 x .79 =	76,650
Factor Value	19,163	
Adjustments		
Lot Value	95,813	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,947 / 1,947
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,844	104.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	16,660		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.43	Total Misc Impr	+ 7,610
Roofing Adj	+ 4.19	Garage Cost	+
Subfloor Adj	+ 1.21	Total RCN	= 255,911
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	- 104,924
Plumbing Adj	+ 7.23	Lump Sums	+ 11,162
Basement Adj	+ 0.00	RCNLD	= 162,149
Adj Base Cost	= 127.53	Lot Value	+ 95,813
Total Area	x 1,947	Indicated Value	= 257,962
Adjusted Cost	= 248,301	Value Per SqFt	132.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,149		
Lot Value	95,813		
Indicated Value	257,962	132.49	Per SqFt
Agland Value			
Site Improvements	51,789		
Total Value	309,751	159.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9186	21x5		105	23.94		2,514
WODO	WOOD DECK - OPEN	9187	333		333	16.07	40%	3,211
WODC	WOOD DECK - COVERED	9188	20x12		240	33.13		7,951



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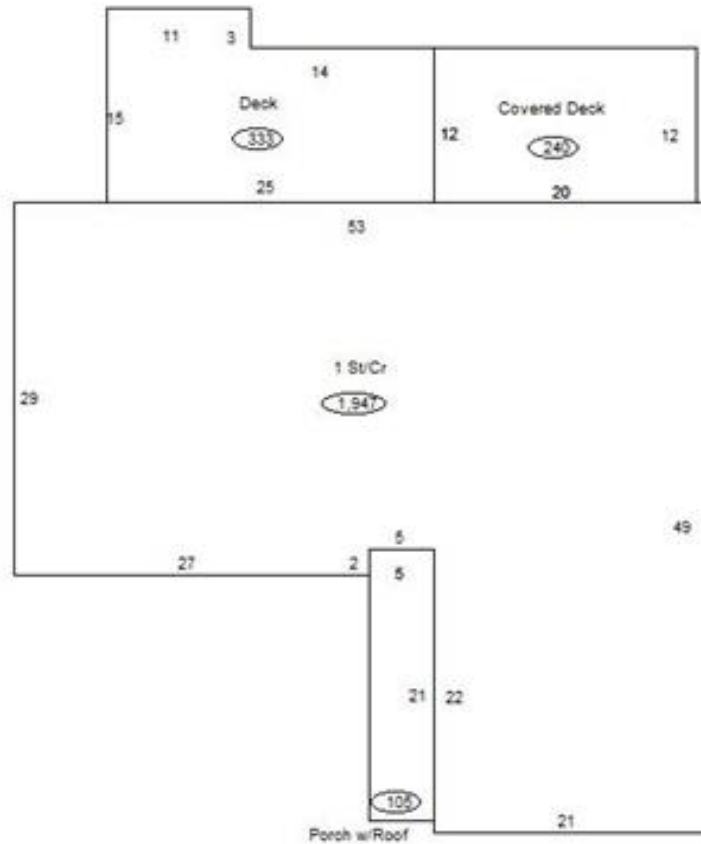
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,947	1.000	1,947
2	M	PRCH		10	SLBC	105	1.000	105
3	M	WODO		10	WODO	333	1.000	333
4	M	WODC		10	WODC	240	1.000	240
<b>Total Building Area</b>						1,947		1,947



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x28x0			672
	Qual 2	Cond	Year	2018	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (16.00 x 672)		10,752		10,752	10,752
	DTGF	DETACHED GARAGE FAIR	24x28x0			672
	Qual 2	Cond 3	Year	2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>
	Base Cost (16.00 x 672)		10,752		10,752	1,183
						9,569
	STF	STG FAIR	0x0x0			384
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	Base Cost (4.68 x 384)		1,797		1,797	1,797
	STGG	STG GOOD	0x0x0			288
	Qual 4	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	Base Cost (9.36 x 288)		2,696		2,696	2,696
	GRDT	GARAGE - DETACHED	32x38x0			1,216
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>
	Base Cost (27.24 x 1,216)		33,124		33,124	1,656
						31,468