



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	660005029			No Image On File					
Parcel ID	000000-00-0-00468-015-0007								
Cadastral ID	06-21-15-02480								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	347082								
ARMBRISTER, ALEX &/OR JOY									
66551 S 320 RD CHOUTEAU OK 74337-0000									
Parcel Location									
Situs									
Subdivision	LOOKING GLASS ESTATE								
Lot/Block	0007 / 0015	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 21 / 15 / 5								
Neighborhood	1014 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32867219 -95.75737509				Building Permits					
LOT 7 BLOCK 15 LOOKING GLASS ESTATES				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CUMMINGS, CLIFFORD A	05/15/2025	248,000	10
					1347/448	CUMMINGS, LES & ANGIE	12/13/2001	2,000	4
					1199/55	KEASLER, JAMES D	09/22/1999	3,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	27,205	27,205	11%	2,993	Assessed	2,993	324.85
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	27,205	27,205	2,993	Total Taxable	2,993	325.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005029	ARMBRISTER, ALEX &/OR	7	27,205	0	755	82.00		
2024	2024-660005029	CUMMINGS, CLIFFORD A	7	30,853	0	719	79.00		
2023	2023-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	685	74.00		
2022	2022-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	653	73.00		
2021	2021-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	622	69.00		
2020	2020-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	592	65.00		
2019	2019-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	564	63.00		
2018	2018-660005029	CUMMINGS, CLIFFORD A	7	15,000	0	537	58.00		
2017	2017-660005029	CUMMINGS, CLIFFORD A	7	15,000	0	511	55.00		
2016	2016-660005029	CUMMINGS, CLIFFORD A	7	15,000	0	487	53.00		
2015	2015-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	464	51.00		
2014	2014-660005029	CUMMINGS, CLIFFORD A	7	20,000	0	442	48.00		
2013	2013-660005029	CUMMINGS, CLIFFORD A	7	25,000	0	421	45.00		



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Lot Data		Square-Foot - NBHD 1014 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3389							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	14,762.00 x 1.84 = 27,205							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	27,205			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	27,205			
Basement Area				Indicated Value	27,205	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	27,205	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	+ 27,205					
Total Area	x	Indicated Value	= 27,205					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value