



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:21:00
 Page 1

Assessment Data					Primary Image									
Account	660006962													
Parcel ID	21N15E-08-2-00000-000-0000													
Cadastral ID	08-21-15-03700													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	266675													
CROSBY, CORTIS A & LESA A														
5150 E HWY 20 EXPY CLAREMORE OK 74019-0000														
Parcel Location														
Situs	05150 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	1.81 - Acres											
Sec/Twn/Rng	8 / 21 / 15 / 2													
Neighborhood	6060 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31646931 -95.72902118														
S2 SW NE NW NW & S 10' N 20' E 10' W 26.5' S2 NW NW N2 SW NE NW NW LESS TR DESC BEG NW/C SW NE NW NW; N88.4356E 329.79'; S01 1126E 173.02'; N68.3347W 101.28'; N61.4221W 271.47' TO POB.														
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1081/1	FOSTER, PAUL LESLIE	08/29/1997	68,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	1998	Land Value	60,749	25,757	11%	2,833	Assessed	7,618	826.84					
Year Frozen	0	Improvements	53,805	43,495		4,785	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	114,554	69,252		7,618	Total Taxable	6,618	729.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006962	CROSBY, CORTIS A & LESA A	7	106,419	1000	6,396	705.00							
2024	2024-660006962	CROSBY, CORTIS A & LESA A	7	109,370	1000	6,181	697.00							
2023	2023-660006962	CROSBY, CORTIS A & LESA A	7	63,377	1000	5,972	660.00							
2022	2022-660006962	CROSBY, CORTIS A & LESA A	7	58,969	1000	5,487	631.00							
2021	2021-660006962	CROSBY, CORTIS A & LESA A	7	70,774	1000	5,743	652.00							
2020	2020-660006962	CROSBY, CORTIS A & LESA A	7	69,627	1000	5,547	629.00							
2019	2019-660006962	CROSBY, CORTIS A & LESA A	7	59,185	1000	5,356	609.00							
2018	2018-660006962	CROSBY, CORTIS A & LESA A	7	56,103	1000	5,171	569.00							
2017	2017-660006962	CROSBY, CORTIS A & LESA A	7	55,666	1000	5,123	569.00							
2016	2016-660006962	CROSBY, CORTIS A & LESA A	7	54,275	1000	4,970	553.00							
2015	2015-660006962	CROSBY, CORTIS A & LESA A	7	53,704	1000	4,907	549.00							
2014	2014-660006962	CROSBY, CORTIS A & LESA A	7	55,277	1000	5,080	573.00							
2013	2013-660006962	CROSBY, CORTIS A & LESA A	7	57,212	1000	5,178	573.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:21:00
 Page 2

Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count	0		
Units Buildable			
Non-Ag Acres	1.7892		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	77,937.00 x .78 = 60,749		
Factor Value			
Adjustments	1.0000		
Lot Value	60,749		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0614\IMG_0006. 6/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Frame, Siding, Woc
Base/Total Area	2,464 / 2,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 92

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	133,602	54.22	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	75.72	Total Misc Impr	+	6,225			
Roofing Adj	+ 3.41	Garage Cost	+				
Subfloor Adj	+ 1.99	Total RCN	=	242,720			
Heat/Cool Adj	+ 11.06	Depreciation (80%)	-	194,176			
Plumbing Adj	+ 3.80	Lump Sums	+	2,035			
Basement Adj	+ 0.00	RCNLD	=	50,579			
Adj Base Cost	= 95.98	Lot Value	+	60,749			
Total Area	x 2,464	Indicated Value	=	111,328			
Adjusted Cost	= 236,495	Value Per SqFt		45.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,579		
Lot Value	60,749		
Indicated Value	111,328	45.18	Per SqFt
Agland Value			
Site Improvements	3,226		
Total Value	114,554	46.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	16834	26x8		208	20.64		4,293
PATO	SLAB PORCH - OPEN	16835	26x8		208	9.29		1,932
WODO	WOOD DECK - OPEN	16836	30x6		180	20.56	45%	2,035



Rogers

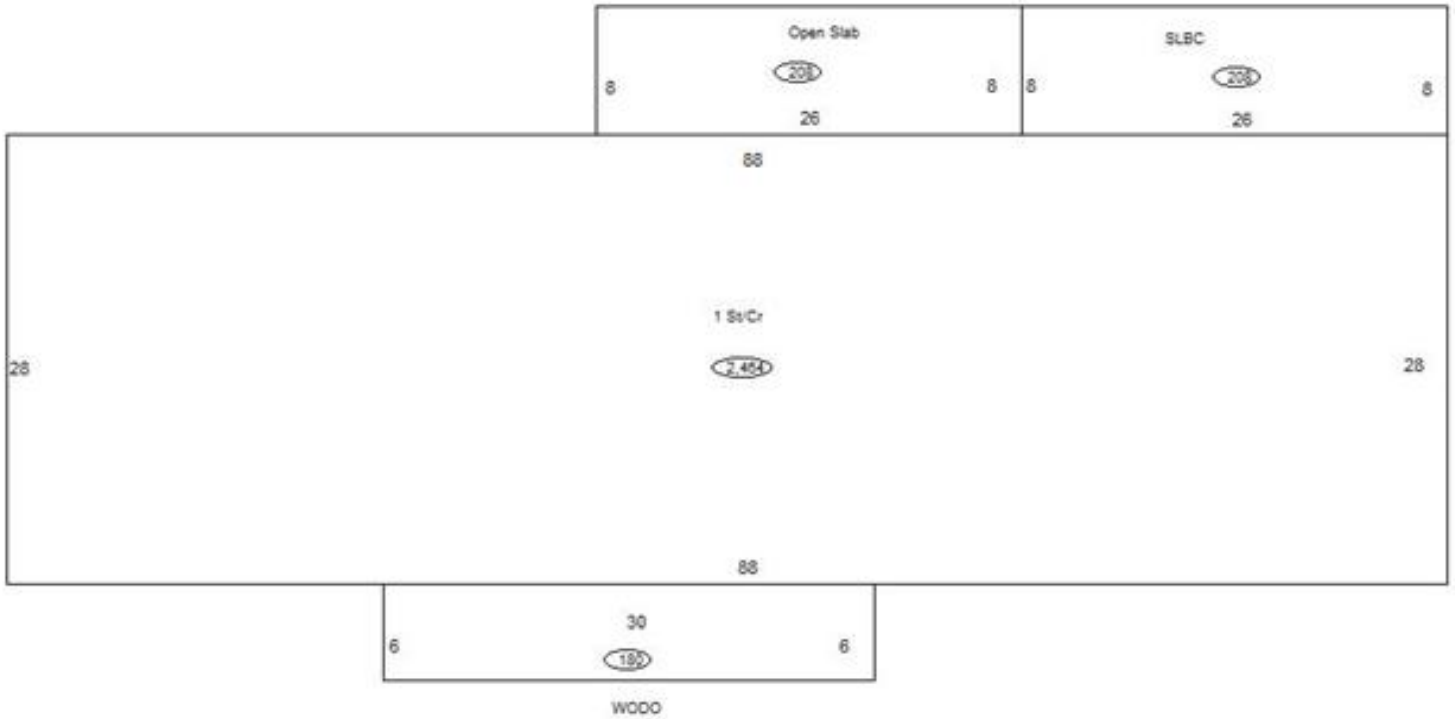
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:21:00
 Page 3

Sketch Image

660006962



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,464	1.000	2,464
2	M	PRCH		10	SLBC	208	1.000	208
3	M	PATO		10	Open Slab	208	1.000	208
4	M	WODO		10	WODO	180	1.000	180
Total Building Area						2,464		2,464



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:21:00
 Page 4

660006962

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	5,990
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 2	Year	Eff Age	2026
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 1	Year	Eff Age	2836
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					