



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 660011687 Parcel ID 000000-00-0-00873-001-0002 Cadastral ID 11-21-14-05060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 123324 LEONARD, LARRY L & CONNIE TRUSTEES 10604 N 166TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10604 N 166TH E AVE Subdivision VILLAGE Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/31/2022</p>																																																	
Legal Description Lat/Long: 36.30822342 -95.78923603																																																						
LOT 2 BLOCK 1 VILLAGE					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> </td> <td> </td> <td> </td> <td> </td> <td> </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																																													
H	Homestead	Yes	1,000	1,000																																																		
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 91,715</td> <td>34,421</td> <td>11%</td> <td>3,786</td> <td>Assessed</td> <td>20,921</td> <td>2,049.42</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 158,230</td> <td>155,771</td> <td> </td> <td>17,135</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 249,945</td> <td>190,192</td> <td> </td> <td>20,921</td> <td>Total Taxable</td> <td>19,921</td> <td>1,951.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 91,715	34,421	11%	3,786	Assessed	20,921	2,049.42	Year Frozen	0	Improvements 158,230	155,771		17,135	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 249,945	190,192		20,921	Total Taxable	19,921	1,951.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660011687	LEONARD, LARRY L & CONNIE	3	244,639	1000	19,312	1,892.00																																															
2024	2024-660011687	LEONARD, LARRY L & CONNIE	3	278,368	1000	18,720	1,798.00																																															
2023	2023-660011687	LEONARD, LARRY L & CONNIE	3	176,164	1000	18,146	1,700.00																																															
2022	2022-660011687	LEONARD, LARRY L & CONNIE	3	168,985	1000	17,588	1,723.00																																															
2021	2021-660011687	LEONARD, LARRY L & CONNIE	3	170,354	1000	17,394	1,683.00																																															
2020	2020-660011687	LEONARD, LARRY L & CONNIE	3	167,639	1000	16,859	1,629.00																																															
2019	2019-660011687	LEONARD, LARRY L & CONNIE	3	161,267	1000	16,339	1,579.00																																															
2018	2018-660011687	LEONARD, LARRY L & CONNIE	3	165,851	1000	15,834	1,474.00																																															
2017	2017-660011687	LEONARD, LARRY L & CONNIE	3	164,506	1000	15,343	1,443.00																																															
2016	2016-660011687	LEONARD, LARRY L & CONNIE	3	160,313	1000	14,867	1,400.00																																															
2015	2015-660011687	LEONARD, LARRY L & CONNIE	3	155,674	1000	14,406	1,366.00																																															
2014	2014-660011687	LEONARD, LARRY L & CONNIE	3	156,877	1000	13,957	1,336.00																																															
2013	2013-660011687	LEONARD, LARRY L & CONNIE	3	135,962	1000	13,521	1,267.00																																															



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2423	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	54,116.00 x 1.69 = 91,715	
Factor Value		
Adjustments	1.0000	
Lot Value	91,715	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,690 / 1,690
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,690
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/31/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	195,523	115.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	231,250 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	117.10	Total Misc Impr	+	26,843			
Roofing Adj	+ 4.86	Garage Cost	+	16,627			
Subfloor Adj	+ -2.31	Total RCN	=	282,554			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	124,324			
Plumbing Adj	+ 9.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	158,230			
Adj Base Cost	= 141.47	Lot Value	+	91,715			
Total Area	x 1,690	Indicated Value	=	249,945			
Adjusted Cost	= 239,084	Value Per SqFt		147.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,230		
Lot Value	91,715		
Indicated Value	249,945	147.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,945	147.90	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	27701	22x4		88	26.65		2,345
EPSW	ENCLOSED PORCH - SOLID WALL	27702	19x13		247	68.77		16,986
PATO	SLAB PORCH - OPEN	27703	22x8		176	10.78		1,897
SHLT	STORM SHELTER			1	2018	0.00		



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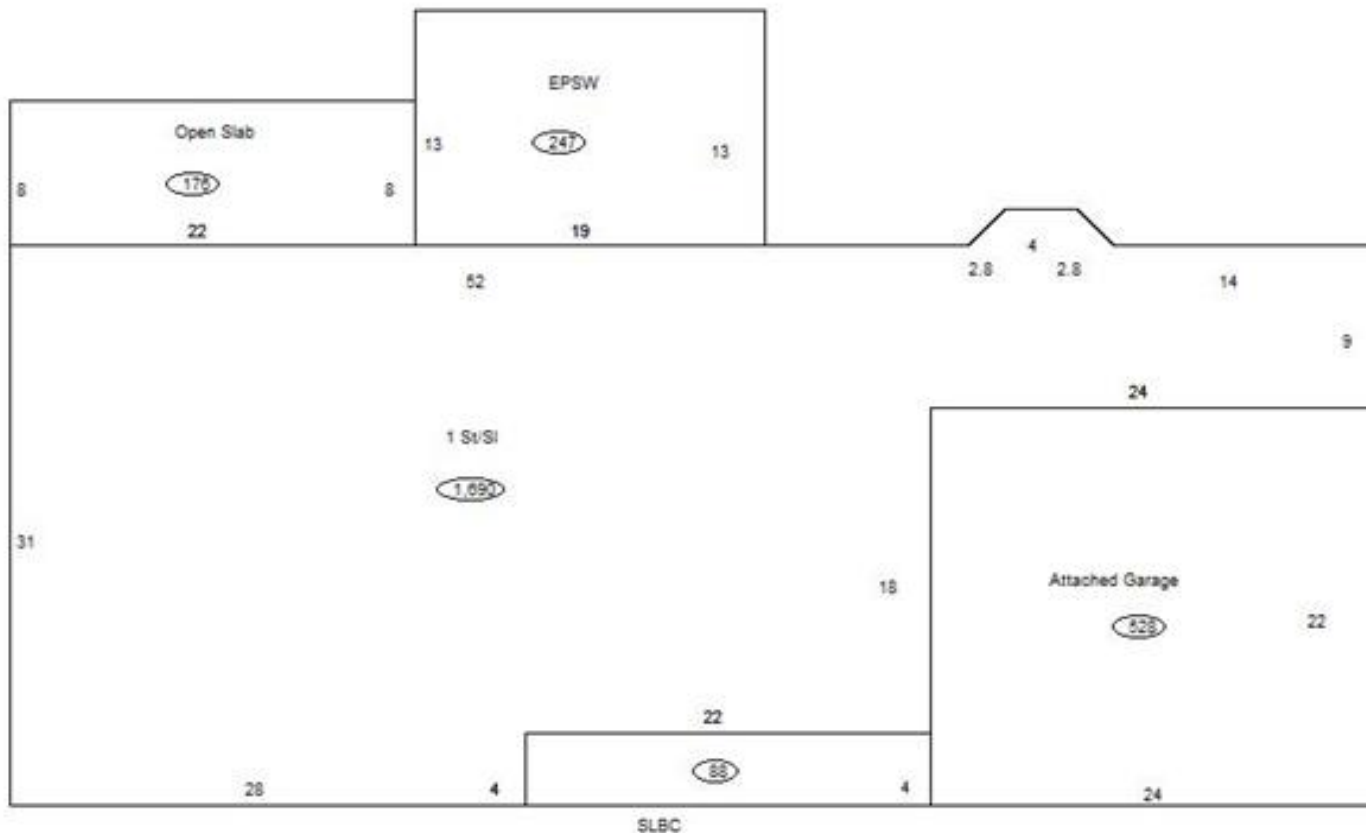
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,690	1.000	1,690
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	88	1.000	88
4	M	EPSW		10	EPSW	247	1.000	247
5	M	PATO		10	Open Slab	176	1.000	176
Total Building Area						1,690		1,690



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual 2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 168)		786		786	786
	STF	STG FAIR	10x16x0			160
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)		749		749	749