



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:26:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011762 Parcel ID 000000-00-0-00876-003-0005 Cadastral ID 11-21-14-05810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339410 WOOLLARD, RYAN 10863 N 170TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10863 N 170TH E AVE Subdivision VILLAGE SECOND Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31136235 -95.78363857 LOT 5 BLOCK 3 VILLAGE SECOND																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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>R22 402</td> <td>R23 NEW DTCH ACC BLDG 30X40</td> <td>10/2022</td> <td>01/2023</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 402	R23 NEW DTCH ACC BLDG 30X40	10/2022	01/2023	30,000																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R22 402	R23 NEW DTCH ACC BLDG 30X40	10/2022	01/2023	30,000																																																																																																																					
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>2023</td> <td>Land Value 108,981</td> <td>108,981</td> <td>11%</td> <td>11,988</td> <td>Assessed</td> <td>35,097</td> <td>3,438.10</td> </tr> <tr> <td>Year Frozen</td> <td>2011</td> <td>Improvements 210,080</td> <td>210,080</td> <td></td> <td>23,109</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 319,061</td> <td>319,061</td> <td></td> <td>35,097</td> <td>Total Taxable</td> <td>35,097</td> <td>3,438.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value 108,981	108,981	11%	11,988	Assessed	35,097	3,438.10	Year Frozen	2011	Improvements 210,080	210,080		23,109	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 319,061	319,061		35,097	Total Taxable	35,097	3,438.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>ROBERTS, LAVON C</td> <td>08/25/2022</td> <td>315,000</td> <td>YES</td> </tr> <tr> <td>811/62</td> <td></td> <td></td> <td>78,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	ROBERTS, LAVON C	08/25/2022	315,000	YES	811/62			78,500	No																																																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2023	Land Value 108,981	108,981	11%	11,988	Assessed	35,097	3,438.10																																																																																																																	
Year Frozen	2011	Improvements 210,080	210,080		23,109	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 319,061	319,061		35,097	Total Taxable	35,097	3,438.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	ROBERTS, LAVON C	08/25/2022	315,000	YES																																																																																																																					
811/62			78,500	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660011762</td><td>WOOLLARD, RYAN</td><td>3</td><td>305,060</td><td>0</td><td>33,557</td><td>3,287.00</td></tr> <tr><td>2024</td><td>2024-660011762</td><td>WOOLLARD, RYAN</td><td>3</td><td>315,000</td><td>0</td><td>34,650</td><td>3,329.00</td></tr> <tr><td>2023</td><td>2023-660011762</td><td>WOOLLARD, RYAN</td><td>3</td><td>315,000</td><td>0</td><td>34,650</td><td>3,247.00</td></tr> <tr><td>2022</td><td>2022-660011762</td><td>WOOLLARD, RYAN</td><td>3</td><td>189,089</td><td>1000</td><td>11,336</td><td>1,111.00</td></tr> <tr><td>2021</td><td>2021-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>190,456</td><td>1000</td><td>11,337</td><td>1,097.00</td></tr> <tr><td>2020</td><td>2020-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>189,389</td><td>1000</td><td>11,337</td><td>1,095.00</td></tr> <tr><td>2019</td><td>2019-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>180,643</td><td>1000</td><td>11,337</td><td>1,096.00</td></tr> <tr><td>2018</td><td>2018-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>186,979</td><td>1000</td><td>11,336</td><td>1,055.00</td></tr> <tr><td>2017</td><td>2017-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>185,591</td><td>1000</td><td>11,337</td><td>1,066.00</td></tr> <tr><td>2016</td><td>2016-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>181,099</td><td>1000</td><td>11,337</td><td>1,067.00</td></tr> <tr><td>2015</td><td>2015-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>175,972</td><td>1000</td><td>11,337</td><td>1,075.00</td></tr> <tr><td>2014</td><td>2014-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>178,854</td><td>1000</td><td>11,337</td><td>1,085.00</td></tr> <tr><td>2013</td><td>2013-660011762</td><td>ROBERTS, LAVON C</td><td>3</td><td>162,364</td><td>1000</td><td>11,336</td><td>1,062.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660011762	WOOLLARD, RYAN	3	305,060	0	33,557	3,287.00	2024	2024-660011762	WOOLLARD, RYAN	3	315,000	0	34,650	3,329.00	2023	2023-660011762	WOOLLARD, RYAN	3	315,000	0	34,650	3,247.00	2022	2022-660011762	WOOLLARD, RYAN	3	189,089	1000	11,336	1,111.00	2021	2021-660011762	ROBERTS, LAVON C	3	190,456	1000	11,337	1,097.00	2020	2020-660011762	ROBERTS, LAVON C	3	189,389	1000	11,337	1,095.00	2019	2019-660011762	ROBERTS, LAVON C	3	180,643	1000	11,337	1,096.00	2018	2018-660011762	ROBERTS, LAVON C	3	186,979	1000	11,336	1,055.00	2017	2017-660011762	ROBERTS, LAVON C	3	185,591	1000	11,337	1,066.00	2016	2016-660011762	ROBERTS, LAVON C	3	181,099	1000	11,337	1,067.00	2015	2015-660011762	ROBERTS, LAVON C	3	175,972	1000	11,337	1,075.00	2014	2014-660011762	ROBERTS, LAVON C	3	178,854	1000	11,337	1,085.00	2013	2013-660011762	ROBERTS, LAVON C	3	162,364	1000	11,336	1,062.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660011762	WOOLLARD, RYAN	3	305,060	0	33,557	3,287.00																																																																																																																		
2024	2024-660011762	WOOLLARD, RYAN	3	315,000	0	34,650	3,329.00																																																																																																																		
2023	2023-660011762	WOOLLARD, RYAN	3	315,000	0	34,650	3,247.00																																																																																																																		
2022	2022-660011762	WOOLLARD, RYAN	3	189,089	1000	11,336	1,111.00																																																																																																																		
2021	2021-660011762	ROBERTS, LAVON C	3	190,456	1000	11,337	1,097.00																																																																																																																		
2020	2020-660011762	ROBERTS, LAVON C	3	189,389	1000	11,337	1,095.00																																																																																																																		
2019	2019-660011762	ROBERTS, LAVON C	3	180,643	1000	11,337	1,096.00																																																																																																																		
2018	2018-660011762	ROBERTS, LAVON C	3	186,979	1000	11,336	1,055.00																																																																																																																		
2017	2017-660011762	ROBERTS, LAVON C	3	185,591	1000	11,337	1,066.00																																																																																																																		
2016	2016-660011762	ROBERTS, LAVON C	3	181,099	1000	11,337	1,067.00																																																																																																																		
2015	2015-660011762	ROBERTS, LAVON C	3	175,972	1000	11,337	1,075.00																																																																																																																		
2014	2014-660011762	ROBERTS, LAVON C	3	178,854	1000	11,337	1,085.00																																																																																																																		
2013	2013-660011762	ROBERTS, LAVON C	3	162,364	1000	11,336	1,062.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:26:36
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2478	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	54,354.00 x 1.69 = 91,972	
Factor Value		
Adjustments	1.1849	
Lot Value	108,981	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,219 / 2,079
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,219
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

Cost Approach				Manual : 01/2025			
Base Cost	94.29	Total Misc Impr	+ 11,433				
Roofing Adj	+ 3.00	Garage Cost	+ 15,422				
Subfloor Adj	+ -1.41	Total RCN	= 267,977				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 96,472				
Plumbing Adj	+ 7.46	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,505				
Adj Base Cost	= 115.98	Lot Value	+ 108,981				
Total Area	x 2,079	Indicated Value	= 280,486				
Adjusted Cost	= 241,122	Value Per SqFt	134.91				



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	269,206	129.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	286,170		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,505		
Lot Value	108,981		
Indicated Value	280,486	134.91	Per SqFt
Agland Value			
Site Improvements	38,575		
Total Value	319,061	153.47	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	28024	15x7		105	26.60		2,793
SUN	Sunroom	28026	11x11		121	25.00		3,025



Rogers

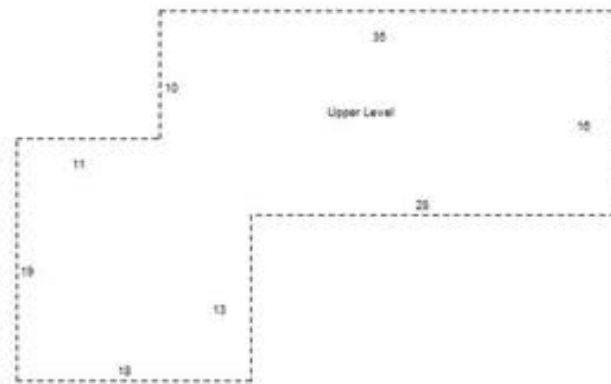
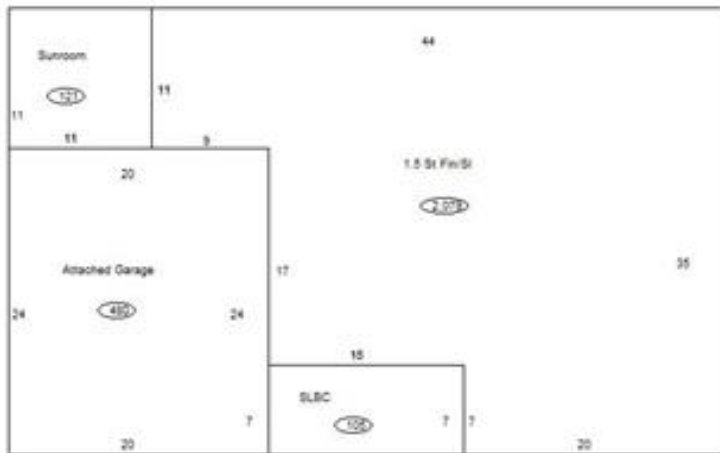
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:26:36
 Page 3

Sketch Image

660011762



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,219	1.706	2,079
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	105	1.000	105
4	U	^UL		10	Upper Level	860	1.000	860
5	M	SUN		10	Sunroom	121	1.000	121
Total Building Area						1,219		2,079



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:26:36
Page 4

660011762

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x0			1,200
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (33.14 x 1,200)	39,768		39,768	1,193
				38,575



STF	STG FAIR	14x20x0			280
Qual 2	Cond 2	Year	Eff Age 2026		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 280)	1,310		1,310	1,310