



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	660011795				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022</p>									
Parcel ID	000000-00-0-00876-005-0003													
Cadastral ID	11-21-14-06140													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	343192													
CHA, VICKY														
17558 E 107TH PL N														
OWASSO	OK 74055-0000													
Parcel Location														
Situs	17558 E 107TH PL N													
Subdivision	VILLAGE SECOND													
Lot/Block	0003 / 0005	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: 36.30969206 -95.77779251														
LOT 3 BLOCK 5 VILLAGE SECOND														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	GENERATION Z INVESTMENTS LLC	11/17/2023	290,000	YES										
/	KOWALSKI, JOHN &	07/27/2023	248,000	YES										
1100/818	ANDERSON, JOHN R &	10/27/1997	100,000	Yes										
810/137			81,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2024	Land Value	126,499	126,499	11%	13,915	Assessed	31,058						
Year Frozen	0	Improvements	155,849	155,849		17,143	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	282,348	282,348		31,058	Total Taxable	30,058						
								2,944.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011795	CHA, VICKY	3	279,462	1000	29,741	2,913.00							
2024	2024-660011795	CHA, VICKY	3	290,064	0	31,907	3,065.00							
2023	2023-660011795	GENERATION Z INVESTMENTS LLC	3	200,514	1000	18,549	1,738.00							
2022	2022-660011795	KOWALSKI, JOHN &	3	172,766	1000	17,980	1,762.00							
2021	2021-660011795	KOWALSKI, JOHN &	3	175,751	1000	17,427	1,686.00							
2020	2020-660011795	KOWALSKI, JOHN &	3	173,109	1000	16,890	1,632.00							
2019	2019-660011795	KOWALSKI, JOHN &	3	166,789	1000	16,370	1,582.00							
2018	2018-660011795	KOWALSKI, JOHN &	3	172,814	1000	15,864	1,477.00							
2017	2017-660011795	KOWALSKI, JOHN &	3	171,493	1000	15,372	1,446.00							
2016	2016-660011795	KOWALSKI, JOHN &	3	167,444	1000	14,895	1,402.00							
2015	2015-660011795	KOWALSKI, JOHN &	3	162,613	1000	14,432	1,369.00							
2014	2014-660011795	KOWALSKI, JOHN &	3	163,805	1000	13,983	1,338.00							
2013	2013-660011795	KOWALSKI, JOHN &	3	150,098	1000	13,546	1,269.00							



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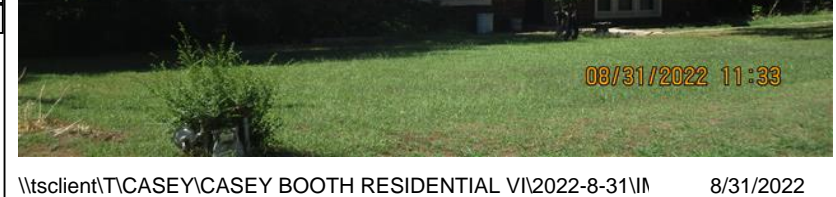
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1301 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 49,229.00 x 1.76 = 86,437 Factor Value Adjustments 1.4635 Lot Value 126,499		

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	1,759 / 1,759
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,759
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	206,327	117.30	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	227,510 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,849		
Lot Value	126,499		
Indicated Value	282,348	160.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,348	160.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.17	Total Misc Impr	+	10,381			
Roofing Adj	+ 4.83	Garage Cost	+	17,166			
Subfloor Adj	+ -2.31	Total RCN	=	268,706			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	112,857			
Plumbing Adj	+ 5.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	155,849			
Adj Base Cost	= 137.10	Lot Value	+	126,499			
Total Area	x 1,759	Indicated Value	=	282,348			
Adjusted Cost	= 241,159	Value Per SqFt		160.52			

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	28149		5x4	20	26.87		537
PRCH	SLAB PORCH - COVERED	28150		16x10	160	26.43		4,229



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	562
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	562