



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	660011808				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022</p>									
Parcel ID	000000-00-0-00876-006-0002													
Cadastral ID	11-21-14-06270													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	257955													
ROSSON, NORMA J														
REVOCABLE TRUST														
17128 E 107TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	17128 E 107TH ST N													
Subdivision	VILLAGE SECOND													
Lot/Block	0002 / 0006	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: 36.30885263 -95.78285117														
LOT 2 BLOCK 6 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> </td> <td> </td> <td> </td> <td> </td> <td> </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										
PD	Add-Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
945/808	LAYTON, TERRY WAYNE &	02/04/1994	68,000	Yes										
922/181	LAYTON, LOUISE M	07/19/1993	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	87,160	32,336	11%	3,557	Assessed	10,159 995.18						
Year Frozen	2000	Improvements	161,767	60,014		6,602	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -196.00						
TIF Project ID	0	Total Value	248,927	92,350		10,159	Total Taxable	8,159 799.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011808	ROSSON, NORMA J	3	239,204	2000	8,159	799.00							
2024	2024-660011808	ROSSON, NORMA J	3	263,515	2000	8,159	784.00							
2023	2023-660011808	ROSSON, NORMA J	3	201,075	2000	8,159	765.00							
2022	2022-660011808	ROSSON, NORMA J	3	172,237	2000	8,158	799.00							
2021	2021-660011808	ROSSON, NORMA J	3	172,346	2000	8,159	789.00							
2020	2020-660011808	ROSSON, NORMA J	3	169,849	2000	8,158	788.00							
2019	2019-660011808	ROSSON, BOBBY JACK &	3	163,865	2000	8,159	789.00							
2018	2018-660011808	ROSSON, BOBBY JACK &	3	168,592	2000	8,159	759.00							
2017	2017-660011808	ROSSON, BOBBY JACK &	3	167,367	2000	8,158	767.00							
2016	2016-660011808	ROSSON, BOBBY JACK &	3	163,525	2000	8,158	768.00							
2015	2015-660011808	ROSSON, BOBBY JACK &	3	159,072	2000	8,158	774.00							
2014	2014-660011808	ROSSON, BOBBY JACK &	3	160,330	2000	8,159	781.00							
2013	2013-660011808	ROSSON, BOBBY JACK &	3	148,136	2000	8,158	764.00							



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1455 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 49,898.00 x 1.75 = 87,160 Factor Value Adjustments 1.0000 Lot Value 87,160		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,748 / 1,748
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,748
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	215,460	123.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	231,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.68	Total Misc Impr	+ 11,388				
Roofing Adj	+ 4.83	Garage Cost	+ 16,032				
Subfloor Adj	+ -2.31	Total RCN	= 255,814				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 110,000				
Plumbing Adj	+ 5.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 145,814				
Adj Base Cost	= 130.66	Lot Value	+ 87,160				
Total Area	x 1,748	Indicated Value	= 232,974				
Adjusted Cost	= 228,394	Value Per SqFt	133.28				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,814		
Lot Value	87,160		
Indicated Value	232,974	133.28	Per SqFt
Agland Value			
Site Improvements	15,953		
Total Value	248,927	142.41	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	28202	12x4		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	28203	17x10		170	26.40		4,488



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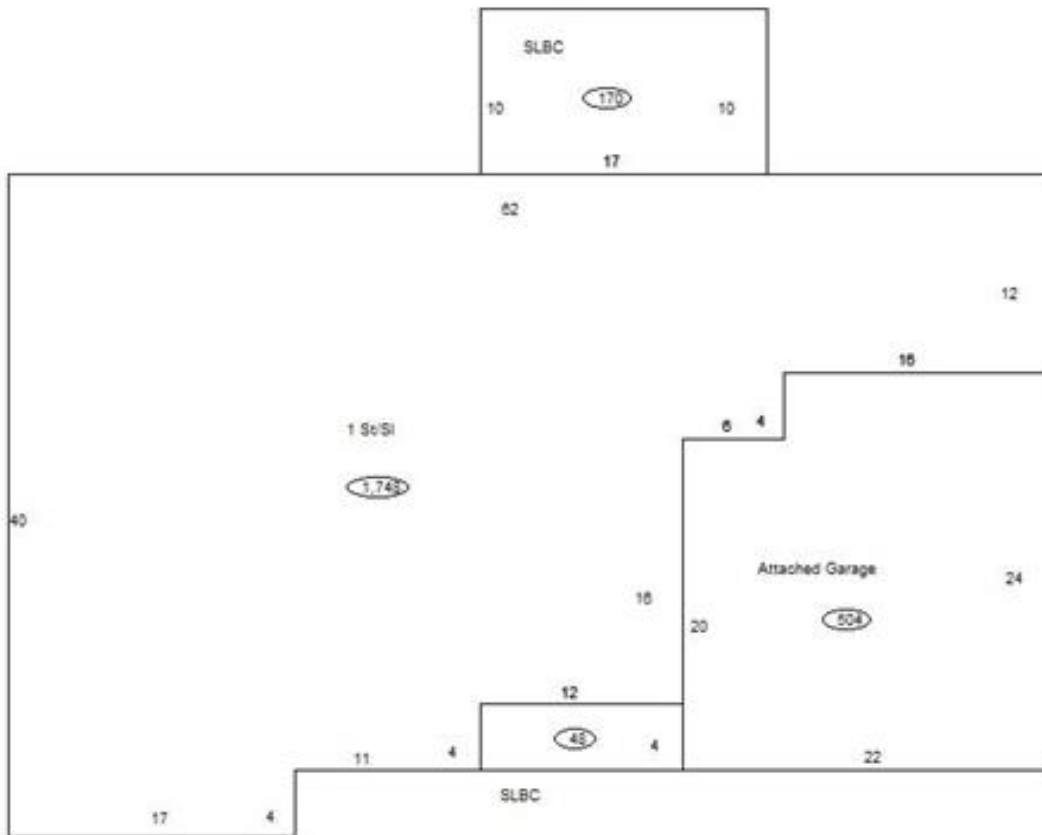
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Sketch Image

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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	1,748	1.000	1,748
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	170	1.000	170
Total Building Area						1,748		1,748



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 600)	18,768	18,768	2,815	15,953