



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:27:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011816 <b>Parcel ID</b> 000000-00-0-00876-006-0010 <b>Cadastral ID</b> 11-21-14-06350 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 321114 BARNES, FRANKIE L & DEANNA F  17015 E 106TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17015 E 106TH ST N <b>Subdivision</b> VILLAGE SECOND <b>Lot/Block</b> 0010 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30801627 -95.78338701																																																																																																																									
<b>Legal Description</b> LOT 10 BLOCK 6 VILLAGE SECOND					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <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	Yes	1,000	1,000	H	Homestead	No	1,000		<b>Sale History</b> <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>2624/672</td> <td>GANSAUER, RYAN</td> <td>03/22/2017</td> <td>228,000</td> <td>YES</td> </tr> <tr> <td>2351/247</td> <td>BURDELL, DONALD E &amp;</td> <td>08/16/2013</td> <td>175,000</td> <td>YES</td> </tr> <tr> <td>1445/19</td> <td>OWENS, OSCAR LEE &amp; PAMELA~JEAN</td> <td>01/27/2003</td> <td>114,000</td> <td>YES</td> </tr> <tr> <td>1029/455</td> <td>THOMAS, LARRY L</td> <td>06/14/1996</td> <td>75,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2624/672	GANSAUER, RYAN	03/22/2017	228,000	YES	2351/247	BURDELL, DONALD E &	08/16/2013	175,000	YES	1445/19	OWENS, OSCAR LEE & PAMELA~JEAN	01/27/2003	114,000	YES	1029/455	THOMAS, LARRY L	06/14/1996	75,500	No																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2624/672	GANSAUER, RYAN	03/22/2017	228,000	YES																																																																																																																					
2351/247	BURDELL, DONALD E &	08/16/2013	175,000	YES																																																																																																																					
1445/19	OWENS, OSCAR LEE & PAMELA~JEAN	01/27/2003	114,000	YES																																																																																																																					
1029/455	THOMAS, LARRY L	06/14/1996	75,500	No																																																																																																																					
<b>Parcel Valuation</b> <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>2018</td> <td>Land Value 84,954</td> <td>62,148</td> <td>11%</td> <td>6,836</td> <td>Assessed</td> <td>29,607</td> <td>2,900.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 222,345</td> <td>207,013</td> <td> </td> <td>22,771</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 307,299</td> <td>269,161</td> <td> </td> <td>29,607</td> <td>Total Taxable</td> <td>28,607</td> <td>2,802.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2018	Land Value 84,954	62,148	11%	6,836	Assessed	29,607	2,900.30	Year Frozen	0	Improvements 222,345	207,013		22,771	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 307,299	269,161		29,607	Total Taxable	28,607	2,802.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2018	Land Value 84,954	62,148	11%	6,836	Assessed	29,607	2,900.30																																																																																																																	
Year Frozen	0	Improvements 222,345	207,013		22,771	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 307,299	269,161		29,607	Total Taxable	28,607	2,802.00																																																																																																																	
<b>Assessment History</b> <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>2025-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>297,362</td><td>1000</td><td>27,746</td><td>2,718.00</td></tr> <tr><td>2024</td><td>2024-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>324,571</td><td>1000</td><td>26,908</td><td>2,585.00</td></tr> <tr><td>2023</td><td>2023-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>261,322</td><td>1000</td><td>26,096</td><td>2,445.00</td></tr> <tr><td>2022</td><td>2022-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>239,474</td><td>1000</td><td>25,307</td><td>2,479.00</td></tr> <tr><td>2021</td><td>2021-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>232,183</td><td>1000</td><td>24,541</td><td>2,374.00</td></tr> <tr><td>2020</td><td>2020-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>230,802</td><td>1000</td><td>24,249</td><td>2,342.00</td></tr> <tr><td>2019</td><td>2019-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>222,846</td><td>1000</td><td>23,514</td><td>2,273.00</td></tr> <tr><td>2018</td><td>2018-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>227,328</td><td>1000</td><td>24,007</td><td>2,235.00</td></tr> <tr><td>2017</td><td>2017-660011816</td><td>BARNES, FRANKIE L &amp;</td><td>3</td><td>183,162</td><td>1000</td><td>19,148</td><td>1,801.00</td></tr> <tr><td>2016</td><td>2016-660011816</td><td>GANSAUER, RYAN</td><td>3</td><td>179,239</td><td>1000</td><td>18,716</td><td>1,762.00</td></tr> <tr><td>2015</td><td>2015-660011816</td><td>GANSAUER, RYAN</td><td>3</td><td>174,282</td><td>1000</td><td>18,171</td><td>1,723.00</td></tr> <tr><td>2014</td><td>2014-660011816</td><td>GANSAUER, RYAN</td><td>3</td><td>174,071</td><td>1000</td><td>18,148</td><td>1,737.00</td></tr> <tr><td>2013</td><td>2013-660011816</td><td>GANSAUER, RYAN</td><td>3</td><td>163,956</td><td>0</td><td>18,035</td><td>1,690.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660011816	BARNES, FRANKIE L &	3	297,362	1000	27,746	2,718.00	2024	2024-660011816	BARNES, FRANKIE L &	3	324,571	1000	26,908	2,585.00	2023	2023-660011816	BARNES, FRANKIE L &	3	261,322	1000	26,096	2,445.00	2022	2022-660011816	BARNES, FRANKIE L &	3	239,474	1000	25,307	2,479.00	2021	2021-660011816	BARNES, FRANKIE L &	3	232,183	1000	24,541	2,374.00	2020	2020-660011816	BARNES, FRANKIE L &	3	230,802	1000	24,249	2,342.00	2019	2019-660011816	BARNES, FRANKIE L &	3	222,846	1000	23,514	2,273.00	2018	2018-660011816	BARNES, FRANKIE L &	3	227,328	1000	24,007	2,235.00	2017	2017-660011816	BARNES, FRANKIE L &	3	183,162	1000	19,148	1,801.00	2016	2016-660011816	GANSAUER, RYAN	3	179,239	1000	18,716	1,762.00	2015	2015-660011816	GANSAUER, RYAN	3	174,282	1000	18,171	1,723.00	2014	2014-660011816	GANSAUER, RYAN	3	174,071	1000	18,148	1,737.00	2013	2013-660011816	GANSAUER, RYAN	3	163,956	0	18,035	1,690.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660011816	BARNES, FRANKIE L &	3	297,362	1000	27,746	2,718.00																																																																																																																		
2024	2024-660011816	BARNES, FRANKIE L &	3	324,571	1000	26,908	2,585.00																																																																																																																		
2023	2023-660011816	BARNES, FRANKIE L &	3	261,322	1000	26,096	2,445.00																																																																																																																		
2022	2022-660011816	BARNES, FRANKIE L &	3	239,474	1000	25,307	2,479.00																																																																																																																		
2021	2021-660011816	BARNES, FRANKIE L &	3	232,183	1000	24,541	2,374.00																																																																																																																		
2020	2020-660011816	BARNES, FRANKIE L &	3	230,802	1000	24,249	2,342.00																																																																																																																		
2019	2019-660011816	BARNES, FRANKIE L &	3	222,846	1000	23,514	2,273.00																																																																																																																		
2018	2018-660011816	BARNES, FRANKIE L &	3	227,328	1000	24,007	2,235.00																																																																																																																		
2017	2017-660011816	BARNES, FRANKIE L &	3	183,162	1000	19,148	1,801.00																																																																																																																		
2016	2016-660011816	GANSAUER, RYAN	3	179,239	1000	18,716	1,762.00																																																																																																																		
2015	2015-660011816	GANSAUER, RYAN	3	174,282	1000	18,171	1,723.00																																																																																																																		
2014	2014-660011816	GANSAUER, RYAN	3	174,071	1000	18,148	1,737.00																																																																																																																		
2013	2013-660011816	GANSAUER, RYAN	3	163,956	0	18,035	1,690.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:27:32  
 Page 2

Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	14000		
Non-Ag Acres	1.0986		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	47,856.00 x 1.78 = 84,954		
Factor Value			
Adjustments	1.0000		
Lot Value	84,954		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,880 / 1,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,880
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1981 / 23

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	214,563 114.13 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	287,940 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,864
Lot Value	84,954
Indicated Value	258,818 137.67 Per SqFt
Agland Value	
Site Improvements	48,481
Total Value	307,299 163.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.37	Total Misc Impr	+ 3,357
Roofing Adj	+ 4.51	Garage Cost	+ 0
Subfloor Adj	+ -2.11	Total RCN	= 241,478
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 67,614
Plumbing Adj	+ 8.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,864
Adj Base Cost	= 126.66	Lot Value	+ 84,954
Total Area	x 1,880	Indicated Value	= 258,818
Adjusted Cost	= 238,121	Value Per SqFt	137.67

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	28236	15x5		75	26.69		2,002
PATO	SLAB PORCH - OPEN	28237	12x10		120	11.29		1,355



# Rogers

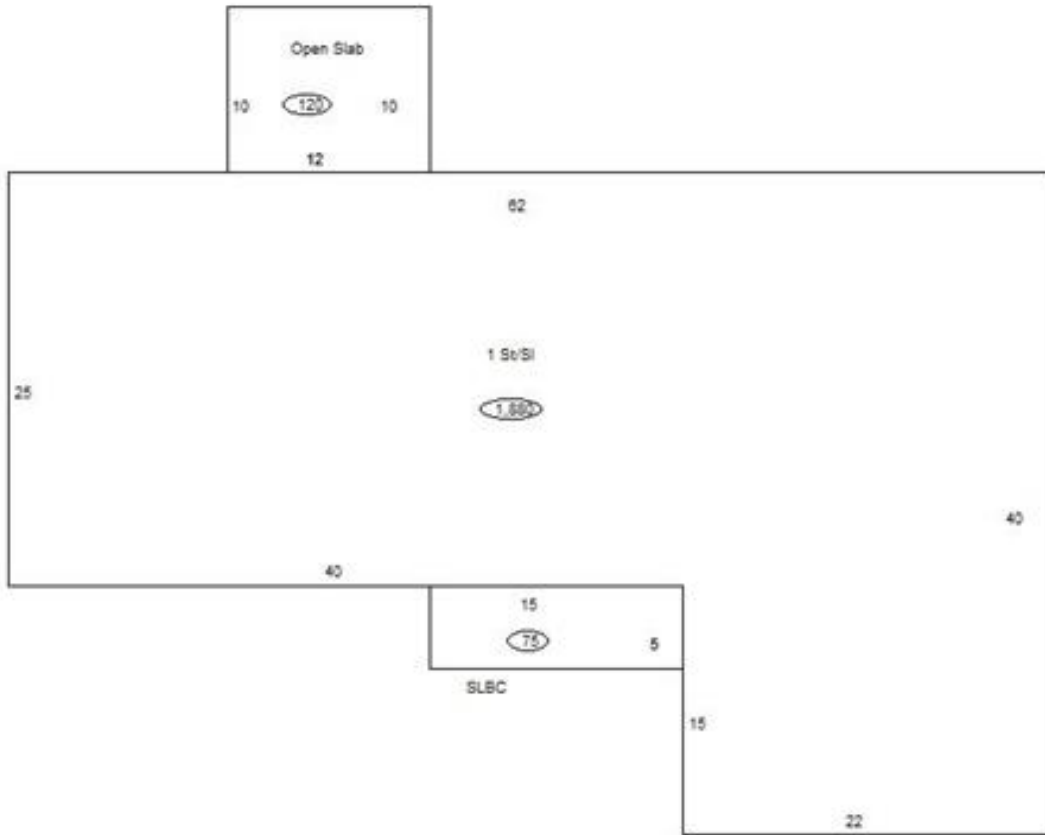
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:27:32  
 Page 3

Sketch Image

660011816



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,880	1.000	1,880
2	M	PRCH		10	SLBC	75	1.000	75
3	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,880		1,880



# Rogers




## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:27:32  
 Page 4

660011816

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x48x0			1,728
	Qual 2	Cond 3	Year 2005	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.88 x 1,728)		48,177	48,177	4,818	43,359
	BFP	BARN-FREE STALL (POLE)	0x0x0			782
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.68 x 782)		5,224	5,224	522	4,702
	LT	LEAN-TO	10x16x0			160
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 160)		467	467	47	420