



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	660011841													
Parcel ID	000000-00-0-00882-001-0008													
Cadastral ID	11-21-14-06600													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	274905													
BUDZINSKY, CHARLES A														
16349 E 109TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16349 E 109TH ST N													
Subdivision	VILLAGE EXTENDED													
Lot/Block	0008 / 0001	Parcel Size 2 - Lots												
Sec/Twn/Rng	11 / 21 / 14 / 5													
Neighborhood	1047 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31251669 -95.79036118														
LOTS 7 & 8 BLOCK 1 VILLAGE EXTENDED														
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	1240/72 800/166 870/246	LANHAM, CLOYCE V	07/31/2000	142,500 95,000 0	No No No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2001	Land Value	92,383	50,086	11%	5,509	Assessed	24,136	2,364.36					
Year Frozen	0	Improvements	186,110	169,333		18,627	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	278,493	219,419		24,136	Total Taxable	23,136	2,266.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011841	BUDZINSKY, CHARLES A	3	269,191	1000	22,433	2,198.00							
2024	2024-660011841	BUDZINSKY, CHARLES A	3	296,810	1000	21,751	2,090.00							
2023	2023-660011841	BUDZINSKY, CHARLES A	3	222,621	1000	21,088	1,976.00							
2022	2022-660011841	BUDZINSKY, CHARLES A	3	194,953	1000	20,445	2,003.00							
2021	2021-660011841	BUDZINSKY, CHARLES A	3	202,487	1000	21,274	2,058.00							
2020	2020-660011841	BUDZINSKY, CHARLES A	3	201,172	1000	20,747	2,004.00							
2019	2019-660011841	BUDZINSKY, CHARLES A	3	191,940	1000	20,113	1,944.00							
2018	2018-660011841	BUDZINSKY, CHARLES A	3	199,107	1000	20,902	1,946.00							
2017	2017-660011841	BUDZINSKY, CHARLES A	3	196,948	1000	20,382	1,917.00							
2016	2016-660011841	BUDZINSKY, CHARLES A	3	192,663	1000	19,759	1,860.00							
2015	2015-660011841	BUDZINSKY, CHARLES A	3	187,214	1000	19,155	1,816.00							
2014	2014-660011841	BUDZINSKY, CHARLES A	3	190,430	1000	18,568	1,777.00							
2013	2013-660011841	BUDZINSKY, CHARLES A	3	172,707	1000	17,998	1,686.00							




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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2565 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 54,734.00 x 1.69 = 92,383 Factor Value Adjustments 1.0000 Lot Value 92,383		 <p>09/01/2022 10:12</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/1/2022</p>

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	1,867 / 1,867
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,867
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	228,075	122.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	284,100		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,436		
Lot Value	92,383		
Indicated Value	253,819	135.95	Per SqFt
Agland Value			
Site Improvements	24,674		
Total Value	278,493	149.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.63	Total Misc Impr	+ 9,685				
Roofing Adj	+ 4.66	Garage Cost	+ 14,968				
Subfloor Adj	+ -2.43	Total RCN	= 267,008				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 114,813				
Plumbing Adj	+ 8.31	Lump Sums	+ 9,241				
Basement Adj	+ 0.00	RCNLD	= 161,436				
Adj Base Cost	= 129.81	Lot Value	+ 92,383				
Total Area	x 1,867	Indicated Value	= 253,819				
Adjusted Cost	= 242,355	Value Per SqFt	135.95				

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	28335	6x6		36	26.82		966
WODO	WOOD DECK - OPEN	28336	20x12		240	20.02	6%	4,517
PATO	SLAB PORCH - OPEN	28337	12x7		84	11.48		964
PATO	SLAB PORCH - OPEN	28338	17x12		204	10.49		2,140
WODO	WOOD DECK - OPEN	28339	23x12		276	18.21	6%	4,724



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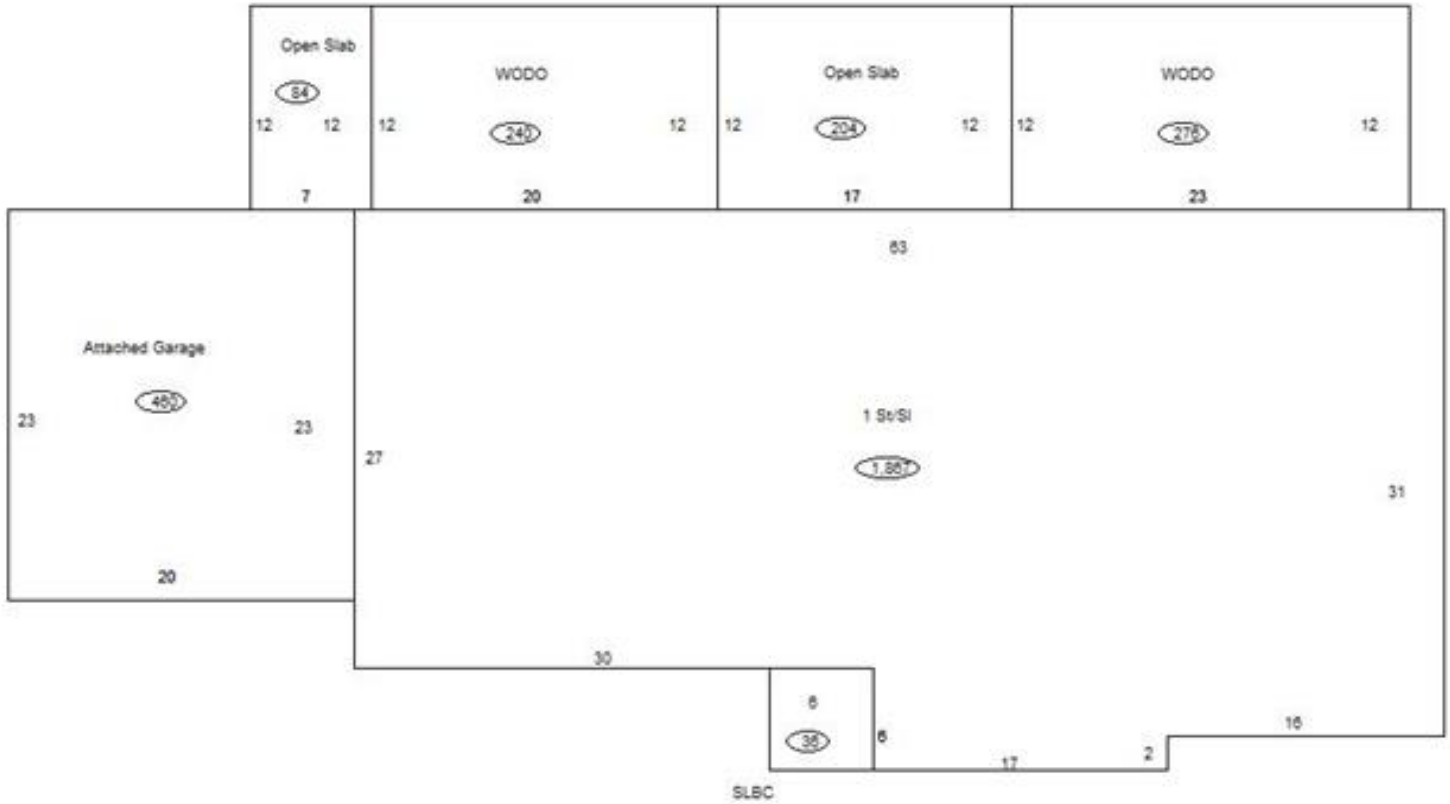
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Sketch Image

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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	1,867	1.000	1,867
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	36	1.000	36
4	M	WODO		10	WODO	240	1.000	240
5	M	PATO		10	Open Slab	84	1.000	84
6	M	PATO		10	Open Slab	204	1.000	204
7	M	WODO		10	WODO	276	1.000	276
Total Building Area						1,867		1,867



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,000
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,000)	37,960	37,960	13,286	24,674