



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660013147 <b>Parcel ID</b> 000000-00-0-00783-003-0035 <b>Cadastral ID</b> 13-21-14-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 326613 CROSSMAN, JESSICA & MICHAEL  10278 N BRIDGEWATER CIR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10278 N BRIDGEWATER CIR <b>Subdivision</b> STONEBRIDGE ESTATES II <b>Lot/Block</b> 0035 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-1\IMG_0033. 9/1/2022</p>														
<b>Legal Description</b> Lat/Long: 36.30473553 -95.76251486																			
LOT 35 BLOCK 3 STONEBRIDGE EST 2					<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>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	DOWNING, SHANE & CENTA, SANDRA KAY & SELLER	12/31/2018 02/26/2016 02/26/1992	280,000 280,000 134,500	YES YES Yes										
					856/519			195,000	No										
					856/763			0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	2019	<b>Land Value</b>	120,012	86,582	11%	9,524	<b>Assessed</b>	37,706	4,092.53										
Year Frozen	0	<b>Improvements</b>	257,892	256,195		28,182	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	377,904	342,777		37,706	<b>Total Taxable</b>	36,706	3,995.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660013147	CROSSMAN, JESSICA &			7	368,746	1000	35,608	3,875.00										
2024	2024-660013147	CROSSMAN, JESSICA &			7	372,455	1000	34,541	3,826.00										
2023	2023-660013147	CROSSMAN, JESSICA &			7	331,513	1000	33,506	3,633.00										
2022	2022-660013147	CROSSMAN, JESSICA &			7	315,288	1000	32,501	3,662.00										
2021	2021-660013147	CROSSMAN, JESSICA &			7	295,685	0	32,525	3,610.00										
2020	2020-660013147	CROSSMAN, JESSICA &			7	290,682	0	31,975	3,546.00										
2019	2019-660013147	CROSSMAN, JESSICA &			7	281,722	0	30,989	3,439.00										
2018	2018-660013147	DOWNING, SHANE &			7	284,496	0	31,295	3,360.00										
2017	2017-660013147	DOWNING, SHANE &			7	282,095	0	31,030	3,362.00										
2016	2016-660013147	DOWNING, SHANE &			7	280,137	1000	27,849	3,034.00										
2015	2015-660013147	CENTA, SANDRA KAY &			7	272,891	1000	27,008	2,961.00										
2014	2014-660013147	CENTA, SANDRA KAY &			7	275,428	1000	26,192	2,895.00										
2013	2013-660013147	CENTA, SANDRA KAY &			7	258,950	1000	25,400	2,756.00										



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Lot Data		Square-Foot - NBHD 1027 #1		Primary Image						
Lot Size										
Lot Count	1									
Units Buildable	1									
Non-Ag Acres	1.0841									
Topography										
Street Access										
Utilities										
Amenities	LAND QUALITY		0							
	LAKE LOT		0							
Method	Square-Foot									
Base Lot Value	47,222.00 x 2.54 = 120,012			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-1\IMG_0033. 9/1/2022						
Factor Value					<b>GRM Approach</b>					
Adjustments	1.0000				GRM Code					
Lot Value	120,012				Gross Rent 0.00					
<b>Residential Data</b>				Indicated Value						
Type	1 Single Family Residence			<b>Multiple Regression</b>						
Condition	3 - Average			MRA Code 1 Test						
Quality	3 - Average			Adusted R 0.8445						
Architecture				Indicated Value 341,335 104.58 Per SqFt						
Style	100% 1 1/2 Story Finished			<b>Direct Comparables</b>						
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl			Selection Model A Adam Test						
Base/Total Area	1,934 / 3,264			Adjustment Model 1 2022 Residential						
Style	100% 1 1/2 Story Finished			Comparables 6						
HVAC	100% Warmed & Cooled Air			Indicated Value 431,260 Per SqFt						
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>						
Area on Slab	1,934			Selected Approach Cost Approach						
Fixture/RghIn	14 /			Improvements 257,639						
Bed/F/H Bath	4 / 2.5 /			Lot Value 120,012						
Basement Area				Indicated Value 377,651 115.70 Per SqFt						
Garage Type	704 Attached Garage - Unfinished			Agland Value						
Remodel				Site Improvements 253						
Year/Eff Age	1991 / 26			Total Value 377,904 115.78 Total Value Per SqFt						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>								
Base Cost	85.42	Total Misc Impr	+ 13,414							
Roofing Adj	+ 2.80	Garage Cost	+ 21,050							
Subfloor Adj	+ -1.32	Total RCN	= 378,881							
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 121,242							
Plumbing Adj	+ 5.98	Lump Sums	+ 0							
Basement Adj	+ 0.00	RCNLD	= 257,639							
Adj Base Cost	= 105.52	Lot Value	+ 120,012							
Total Area	x 3,264	Indicated Value	= 377,651							
Adjusted Cost	= 344,417	Value Per SqFt	115.70							
<b>Miscellaneous Improvements</b>										
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	31462	38x6		228	26.21		5,976		
PATO	SLAB PORCH - OPEN	31463	14x12		168	10.85		1,823		
SHLT	STORM SHELTER			1 2018	1	0.00				





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	9x10x0			90
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 90)		421		421	168	253