



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 660013204 Parcel ID 000000-00-0-00264-001-0083 Cadastral ID 13-21-14-02890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 312372 KOSCELNY, TOM & KAY FAMILY TRUST 9696 N DOVER PL OWASSO OK 74055-0000 Parcel Location Situs 09696 N DOVER PL Subdivision DOVER POND Lot/Block 0083 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																								
Legal Description Lat/Long: 36.29446694 -95.76136716				Building Permits																				
LOT 83 BLOCK 1 DOVER POND				<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>R2014 08 10</td> <td>R16-NEW 840 SQ FT DETACH BUILDI</td> <td>08/2014</td> <td>11/2015</td> <td>35,000</td> </tr> <tr> <td>WP 2014 07 19</td> <td>R16-NEW POOL WITH HEAT</td> <td>08/2014</td> <td>11/2015</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R2014 08 10	R16-NEW 840 SQ FT DETACH BUILDI	08/2014	11/2015	35,000	WP 2014 07 19	R16-NEW POOL WITH HEAT	08/2014	11/2015	
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WP 2014 07 19	R16-NEW POOL WITH HEAT	08/2014	11/2015																					
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					2403/313	WALLS, VINCENT &	05/20/2014	385,000	YES															
					1858/173	BELL, DONALD H &	03/30/2007	66,000	YES															
					1623/7	HOWARD, LARRY R	09/16/2004	52,500	YES															
					1116/547	HYATT PROPERTIES, INC	06/08/1998	47,000	Yes															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax															
Remove Cap	2015	Land Value	128,964	113,295	11%	12,462	Assessed	46,407	5,036.92															
Year Frozen	0	Improvements	308,593	308,593		33,945	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	437,557	421,888		46,407	Total Taxable	46,407	5,037.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660013204	KOSCELNY, TOM & KAY			7	429,951	0	44,198	4,798.00															
2024	2024-660013204	KOSCELNY, TOM & KAY			7	446,192	0	42,093	4,645.00															
2023	2023-660013204	KOSCELNY, TOM & KAY			7	364,444	0	40,089	4,329.00															
2022	2022-660013204	KOSCELNY, THOMAS NELSON			7	357,597	0	39,317	4,413.00															
2021	2021-660013204	KOSCELNY, THOMAS NELSON			7	340,404	0	37,444	4,157.00															
2020	2020-660013204	KOSCELNY, THOMAS NELSON			7	335,588	0	36,915	4,093.00															
2019	2019-660013204	KOSCELNY, THOMAS NELSON			7	324,047	0	35,645	3,955.00															
2018	2018-660013204	KOSCELNY, THOMAS NELSON			7	401,435	0	44,158	4,741.00															
2017	2017-660013204	KOSCELNY, THOMAS NELSON			7	397,791	0	43,757	4,741.00															
2016	2016-660013204	KOSCELNY, THOMAS NELSON			7	426,503	0	46,915	5,087.00															
2015	2015-660013204	KOSCELNY, THOMAS NELSON			7	387,996	0	42,680	4,656.00															
2014	2014-660013204	KOSCELNY, THOMAS NELSON			7	346,167	0	37,514	4,127.00															
2013	2013-660013204	WALLS, VINCENT &			7	328,837	0	35,728	3,857.00															



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2485	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	54,384.00 x 2.37 = 128,964	
Factor Value		
Adjustments	1.0000	
Lot Value	128,964	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,777 / 1,777
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,777
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	674 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

\\tsclient\C\Users\Randy Necessary\Pictures\101_0606\IMG_0017. 6/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	337,679	190.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	112.55	Total Misc Impr	+	18,737	
Roofing Adj	+ 6.22	Garage Cost	+	30,910	
Subfloor Adj	+ -4.77	Total RCN	=	306,406	
Heat/Cool Adj	+ 16.31	Depreciation (14%)	-	42,897	
Plumbing Adj	+ 14.18	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	263,509	
Adj Base Cost	= 144.49	Lot Value	+	128,964	
Total Area	x 1,777	Indicated Value	=	392,473	
Adjusted Cost	= 256,759	Value Per SqFt		220.86	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	263,509		
Lot Value	128,964		
Indicated Value	392,473	220.86	Per SqFt
Agland Value			
Site Improvements	45,084		
Total Value	437,557	246.23	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	31720		156	156	32.53		5,075
PRCH	SLAB PORCH - COVERED	31721		9x6	54	33.02		1,783
PATO	SLAB PORCH - OPEN	31723		43x10	430	10.78		4,635



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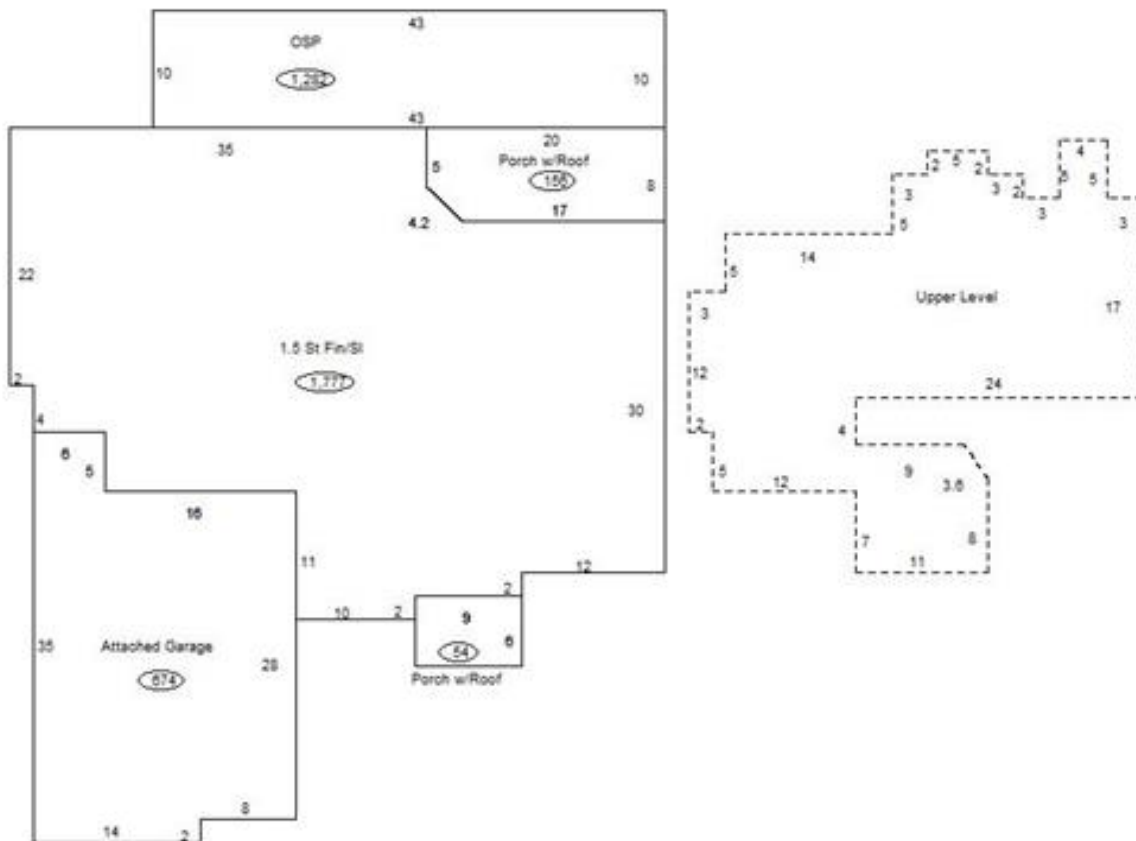
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	156	1.000	156
2	M	PRCH		13	SLBC	54	1.000	54
3	R	5	Slab	13	1.5 St Fin/Sl	1,777	1.000	1,777
4	M	PATO		13	Open Slab	430	1.000	430
5	G	1		13	Attached Garage	674	1.000	674
6	U	^UL	Overhang	13	Upper Level	852	1.000	852
Total Building Area						1,777		1,777



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2015	Eff Age 5	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (27% Phys/ % Func) 8,100	RCNLD 21,900
	RPH	Res. Pool House	35x24x0			840
	Qual	4	Cond 4	Year 2015	Eff Age 7	
	Valuation Summary Base Cost (30.00 x 840) 25,200		Modifier Total	RCN 25,200	Depr (8% Phys/ % Func) 2,016	RCNLD 23,184