



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 660013233 Parcel ID 000000-00-0-00784-002-0003 Cadastral ID 13-21-14-03190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 298812 RIZZATTO, ANTHONY & PATRICIA K-TRUSTEES 10401 BRIDGEWATER CIR OWASSO OK 74055-0000 Parcel Location Situs 10401 N BRIDGEWATER CIR Subdivision STONEBRIDGE EST 2 EX Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">09/02/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-2\IMG_0011. 9/2/2022</p>														
Legal Description Lat/Long: 36.30543053 -95.76127022																			
LOT 3 BLOCK 2 STONEBRIDGE EST 2 EX					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>R2014 15 14</td> <td>R15-NEW 28X28 780 SQ FT DETACH G</td> <td>05/2014</td> <td>07/2014</td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 15 14	R15-NEW 28X28 780 SQ FT DETACH G	05/2014	07/2014	25,000
Number	Description	Opened	Closed	Amount															
R2014 15 14	R15-NEW 28X28 780 SQ FT DETACH G	05/2014	07/2014	25,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2710/584	RIZZATTO, ANTHONY &	05/09/2018	0	4										
					1974/455	DOUGLAS, CONNIE S &	08/08/2008	227,000	YES										
					1358/713	FRANCIS, HERBERT THOMAS &	02/15/2002	191,500	YES										
					983/719	WYLIE, GREG	03/08/1995	161,000	Yes										
					968/580	KOURTIS DEVELOPMENT INC	09/19/1994	14,500	No										
					929/396	KOURTIS, PETE	09/20/1993	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2009	Land Value	117,890	49,938	11%	5,493	Assessed	36,861	4,000.82										
Year Frozen	0	Improvements	285,160	285,160		31,368	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	403,050	335,098		36,861	Total Taxable	36,861	4,001.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013233	RIZZATTO, ANTHONY &			7	396,847	0	35,105	3,810.00										
2024	2024-660013233	RIZZATTO, ANTHONY &			7	400,510	0	33,433	3,689.00										
2023	2023-660013233	RIZZATTO, ANTHONY &			7	289,471	0	31,842	3,439.00										
2022	2022-660013233	RIZZATTO, ANTHONY &			7	288,327	0	31,386	3,523.00										
2021	2021-660013233	RIZZATTO, ANTHONY &			7	271,742	0	29,892	3,319.00										
2020	2020-660013233	RIZZATTO, ANTHONY &			7	267,236	0	29,396	3,260.00										
2019	2019-660013233	RIZZATTO, ANTHONY &			7	255,772	0	28,135	3,122.00										
2018	2018-660013233	RIZZATTO, ANTHONY &			7	264,405	0	29,085	3,122.00										
2017	2017-660013233	RIZZATTO, ANTHONY &			7	261,346	0	28,748	3,115.00										
2016	2016-660013233	RIZZATTO, ANTHONY &			7	255,193	0	28,071	3,044.00										
2015	2015-660013233	RIZZATTO, ANTHONY &			7	247,422	0	27,216	2,970.00										
2014	2014-660013233	RIZZATTO, ANTHONY &			7	234,847	0	25,608	2,817.00										
2013	2013-660013233	RIZZATTO, ANTHONY &			7	221,717	0	24,389	2,633.00										




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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		 <p style="text-align: right; color: orange;">09/02/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-2\IMG_0011. 9/2/2022</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0451	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	45,525.00 x 2.59 = 117,890	
Factor Value		
Adjustments	1.0000	
Lot Value	117,890	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,530 / 2,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,530
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+ 23,807
Roofing Adj	+ 4.50	Garage Cost	+ 18,194
Subfloor Adj	+ -2.16	Total RCN	= 360,326
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 100,891
Plumbing Adj	+ 7.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,435
Adj Base Cost	= 125.82	Lot Value	+ 117,890
Total Area	x 2,530	Indicated Value	= 377,325
Adjusted Cost	= 318,325	Value Per SqFt	149.14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	307,429	121.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	316,950 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,435		
Lot Value	117,890		
Indicated Value	377,325	149.14	Per SqFt
Agland Value			
Site Improvements	25,725		
Total Value	403,050	159.31	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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	31830		30	30	26.84		805
PRCH	SLAB PORCH - COVERED	31831		235	235	26.20		6,157



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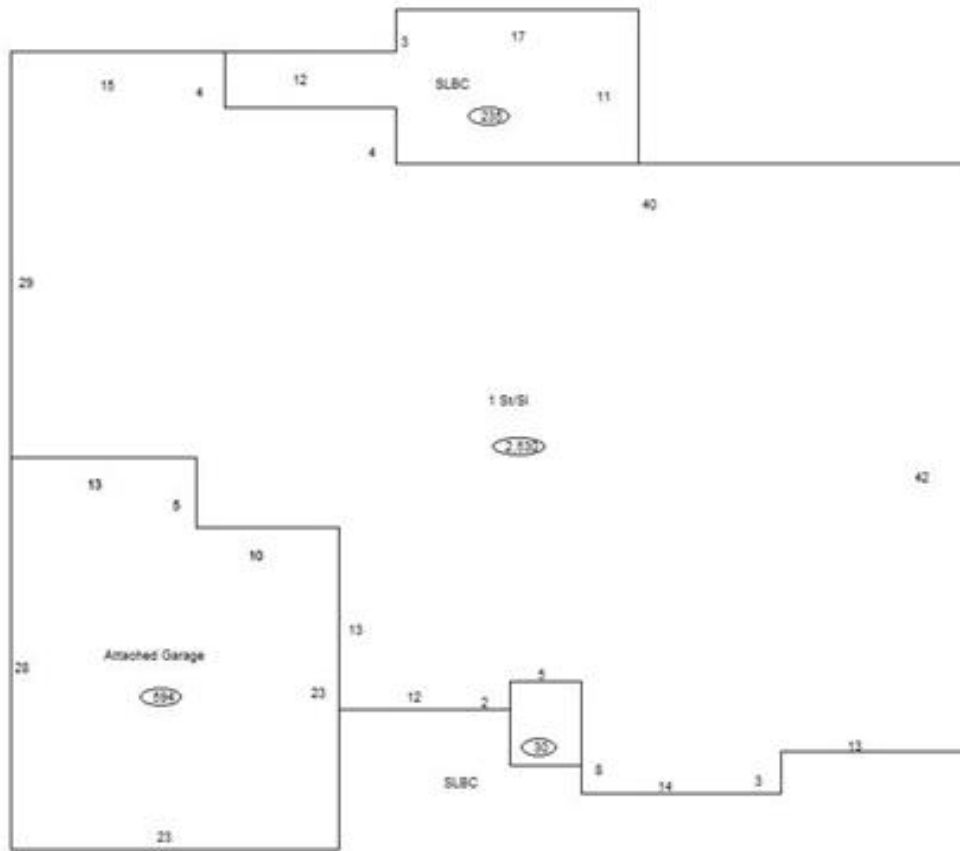
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Sketch Image

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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	2,530	1.000	2,530
2	G	1		10	Attached Garage	594	1.000	594
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	235	1.000	235
Total Building Area						2,530		2,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	28x28x0			784	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total		RCN	Depr (17% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 784)		21,356		21,356	3,631	17,725
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (68% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	17,000	8,000
	STF	STG FAIR	12x16x0			192	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899		899	899	