



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:50:14
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Assessment Data					Primary Image				
Account	660013702								
Parcel ID	21N14E-14-3-00000-000-0000								
Cadastral ID	14-21-14-01400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	265021								
ARBAUGH, RONALD & BONNIE L									
16150 E 98TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	16150 E 98TH ST N								
Subdivision									
Lot/Block	/	Parcel Size 5 - Acres							
Sec/Twn/Rng	14 / 21 / 14 / 3								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.29530168 -95.78980215									
Building Permits									
SW NW SE SW & SE NE SW SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1056/468	HILL, ISHMAEL WESLEY	02/28/1997	84,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	79,847	67,964	11%	7,476	Assessed	21,183	2,075.09
Year Frozen	0	Improvements	170,659	124,605		13,707	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	250,506	192,569		21,183	Total Taxable	20,183	1,977.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013702	ARBAUGH, RONALD & BONNIE L			3	233,449	1000	19,565	1,917.00
2024	2024-660013702	ARBAUGH, RONALD & BONNIE L			3	240,563	1000	18,967	1,822.00
2023	2023-660013702	ARBAUGH, RONALD & BONNIE L			3	224,055	1000	18,385	1,723.00
2022	2022-660013702	ARBAUGH, RONALD & BONNIE L			3	220,231	1000	17,821	1,746.00
2021	2021-660013702	ARBAUGH, RONALD & BONNIE L			3	216,289	1000	17,273	1,671.00
2020	2020-660013702	ARBAUGH, RONALD & BONNIE L			3	214,170	1000	16,740	1,617.00
2019	2019-660013702	ARBAUGH, RONALD & BONNIE L			3	200,171	1000	16,224	1,568.00
2018	2018-660013702	ARBAUGH, RONALD & BONNIE L			3	197,946	1000	15,043	1,400.00
2017	2017-660013702	ARBAUGH, RONALD & BONNIE L			3	196,885	1000	14,576	1,371.00
2016	2016-660013702	ARBAUGH, RONALD & BONNIE L			3	193,850	1000	14,122	1,330.00
2015	2015-660013702	ARBAUGH, RONALD & BONNIE L			3	192,515	1000	13,682	1,297.00
2014	2014-660013702	ARBAUGH, RONALD & BONNIE L			3	193,726	1000	13,255	1,269.00
2013	2013-660013702	ARBAUGH, RONALD & BONNIE L			3	187,335	1000	12,840	1,203.00



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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.9435 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 215,338.00 x .37 = 79,847 Factor Value Adjustments 1.0000 Lot Value 79,847		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,547 / 1,547
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,547
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,588	140.01	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.24	Total Misc Impr	+ 10,774				
Roofing Adj	+ 4.48	Garage Cost	+ 14,160				
Subfloor Adj	+ -1.15	Total RCN	= 222,625				
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 106,860				
Plumbing Adj	+ 6.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 115,765				
Adj Base Cost	= 127.79	Lot Value	+ 79,847				
Total Area	x 1,547	Indicated Value	= 195,612				
Adjusted Cost	= 197,691	Value Per SqFt	126.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,765		
Lot Value	79,847		
Indicated Value	195,612	126.45	Per SqFt
Agland Value			
Site Improvements	54,894		
Total Value	250,506	161.93	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	32813		106	106	23.93		2,537
PATO	SLAB PORCH - OPEN	32814		32x12	384	8.18		3,141



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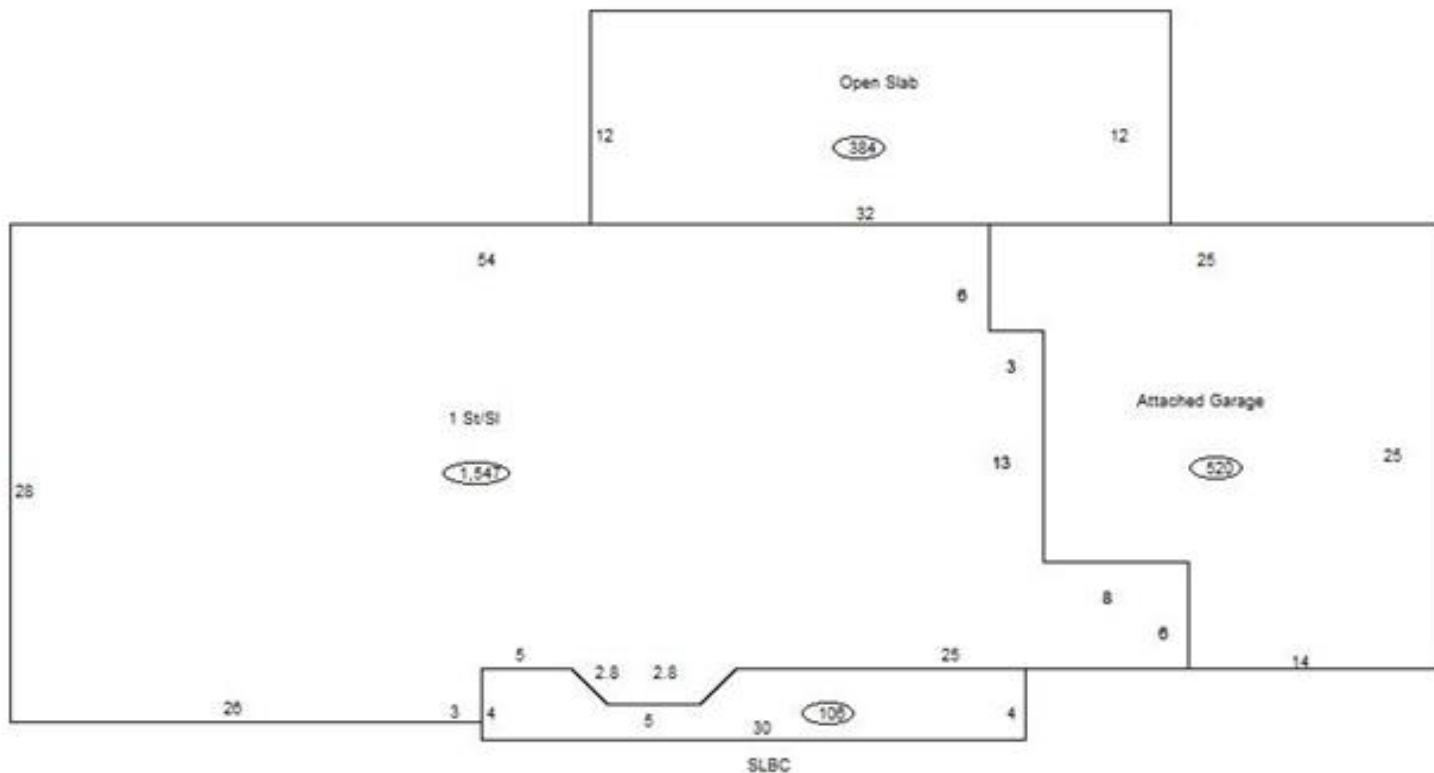
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Sketch Image

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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	1,547	1.000	1,547
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	106	1.000	106
4	M	PATO		10	Open Slab	384	1.000	384
Total Building Area						1,547		1,547



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG				576
	Qual	3	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (7.02 x 576)	4,044		4,044	4,044
	BALW	BALCONY - WOOD	6x16x0			96
	Qual	2	Cond 3	Year	2018	Eff Age 4
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (22.79 x 96)	2,188		2,188	2,188
	UTIL	SHOP BUILDING	30x60x0			1,800
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
		Base Cost (27.62 x 1,800)	49,716		49,716	44,744
	BARN	BARN	21x24x0			504
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)
		Base Cost (10.48 x 504)	5,282		5,282	1,585
	BARN	BARN	24x19x0			456
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)
		Base Cost (10.48 x 456)	4,779		4,779	1,434
	STF	STG FAIR	16x12x0			192
	Qual	2	Cond 2	Year		Eff Age 2026
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (4.68 x 192)	899		899	899