



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:05:55
 Page 1

Assessment Data					Primary Image				
Account	660013703				No Image On File				
Parcel ID	21N14E-14-3-00000-000-0000								
Cadastral ID	14-21-14-01500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	341791								
JB STEPHENS PROPERTIES INC									
17457 N 115TH E AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	09878 N 161ST E AVE								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	14 / 21 / 14 / 3								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.29713731 -95.79371353									
Building Permits									
S2 W2 SW NW SW									
	Number	Description	Opened	Closed	Amount				
	R2013 06 19	R14-NEW 30X26 720 SQ FT ADDITION	06/2013	10/2013	40,000				
	R2011 05 9	R12-NEW 14X60 MH	05/2011	08/2011	23,000				
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ZELLNER, DEREK &	06/14/2023	150,000	WG
					2495/623	MILLER, JUDY	08/25/2015	55,000	4
					2133/259	ARVEST BANK	10/12/2010	53,000	YES
					2107/339	AVILA, WALTER A &	06/08/2010	0	10
					1955/182	AVILA, MAURICIO R &-FRANSISCA	05/14/2008	50,000	4
					1902/658	O'DONNELL, MICHAEL	09/21/2007	50,000	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	49,860	49,860	11%	5,485	Assessed	14,717	1,441.68
Year Frozen	0	Improvements	83,928	83,928		9,232	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	133,788	133,788		14,717	Total Taxable	14,717	1,442.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013703	JB STEPHENS PROPERTIES INC	3	133,896	0	14,729	1,443.00		
2024	2024-660013703	JB STEPHENS PROPERTIES INC	3	139,405	0	15,335	1,473.00		
2023	2023-660013703	JB STEPHENS PROPERTIES INC	3	116,623	0	12,829	1,202.00		
2022	2022-660013703	ZELLNER, DEREK &	3	115,491	0	12,266	1,202.00		
2021	2021-660013703	ZELLNER, DEREK &	3	107,396	0	11,682	1,130.00		
2020	2020-660013703	ZELLNER, DEREK &	3	107,017	0	11,126	1,075.00		
2019	2019-660013703	ZELLNER, DEREK &	3	96,329	0	10,596	1,024.00		
2018	2018-660013703	ZELLNER, DEREK &	3	98,796	0	10,868	1,012.00		
2017	2017-660013703	ZELLNER, DEREK &	3	98,343	0	10,818	1,018.00		
2016	2016-660013703	ZELLNER, DEREK &	3	96,841	0	10,653	1,003.00		
2015	2015-660013703	ZELLNER, DEREK &	3	96,359	0	10,599	1,005.00		
2014	2014-660013703	MILLER, JUDY	3	96,010	0	10,510	1,006.00		
2013	2013-660013703	MILLER, JUDY	3	52,500	0	5,775	541.00		



Rogers

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Date 04/18/2026
 Time 07:05:55
 Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.6488 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 115,381.00 x .43 = 49,860 Factor Value Adjustments 1.0000 Lot Value 49,860		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	750 / 750
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	750
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 18



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	86,047	114.73	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,704		
Lot Value	49,860		
Indicated Value	109,564	146.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,564	146.09	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.44	Total Misc Impr	+	550	
Roofing Adj	+ 4.43	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	78,558	
Heat/Cool Adj	+ 0.00	Depreciation (24%)	-	18,854	
Plumbing Adj	+ 6.14	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	59,704	
Adj Base Cost	= 104.01	Lot Value	+	49,860	
Total Area	x 750	Indicated Value	=	109,564	
Adjusted Cost	= 78,008	Value Per SqFt		146.09	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	118015	6x5		30	18.34		550



Rogers

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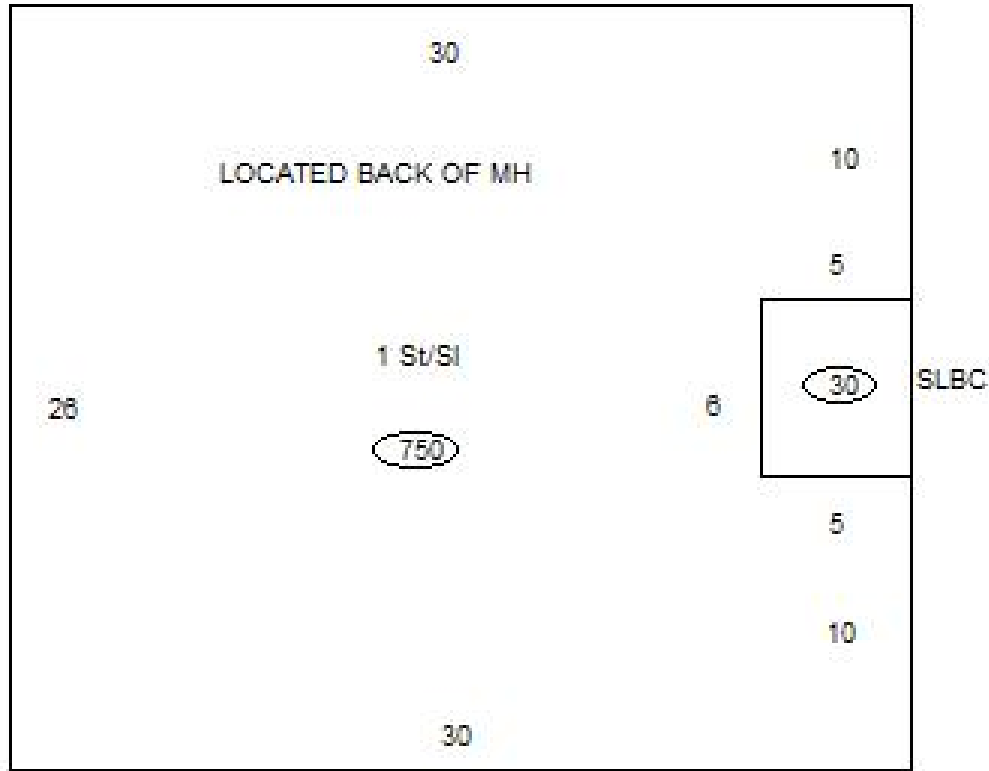
Date 04/18/2026

Time 07:05:55

Page 3

Sketch Image

660013703



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	750	1.000	750
2	M	PRCH		10	SLBC	30	1.000	30
3	N	0		10	LOCATED BACK OF MH		0.000	
Total Building Area						750		750



Rogers

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Date 04/18/2026
 Time 07:05:55
 Page 4

660013703

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	18x8x0			144
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 144) 674		Modifier Total	RCN	Depr (100% Phys/ % Func) 674	RCNLD 674
	STF	STG FAIR	14x8x0			112
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 112) 524		Modifier Total	RCN	Depr (100% Phys/ % Func) 524	RCNLD 524
	CPDT	CARPORT - DETACHED	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.84 x 240) 2,602		Modifier Total	RCN	Depr (100% Phys/ % Func) 2,602	RCNLD 2,602



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
 Time 07:05:55
 Page 5

Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data			
Type	6 Mobile Home 60 x 14		
Condition	3 - Average		
Quality	3 - Average		
Architecture	6 MS ADJ		
Style	100% Single Wide		
Exterior Wall	100% Frame, Siding, Vinyl		
Base/Total Area	840 / 840		
Style	100% Single Wide		
HVAC	100% Warmed & Cooled Air		
Roof Cover	1 Composition Shingle		
Area on Slab	0		
Fixture/RghIn	/		
Bed/F/H Bath	/ /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	2005 / 16		
Cost Approach		Manual : 01/2025	
Base Cost	39.20	Total Misc Impr	+ 0
Roofing Adj	+ 3.06	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 50,467
Heat/Cool Adj	+ 5.16	Depreciation (52%)	- 26,243
Plumbing Adj	+ 12.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,224
Adj Base Cost	= 60.08	Lot Value	+ 24,224
Total Area	x 840	Indicated Value	= 24,224
Adjusted Cost	= 50,467	Value Per SqFt	28.84
		GRM Approach	
		GRM Code	
		Gross Rent	0.00
		Indicated Value	
		Multiple Regression	
		MRA Code	
		Adusted R	
		Indicated Value	
		Direct Comparables	
		Selection Model	1 Res
		Adjustment Model	A2 AO Test
		Comparables	
		Indicated Value	
		Value Reconciliation	
		Selected Approach	Cost Approach
		Improvements	24,224
		Lot Value	
		Indicated Value	24,224 28.84 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	24,224 28.84 Total Value Per SqFt
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

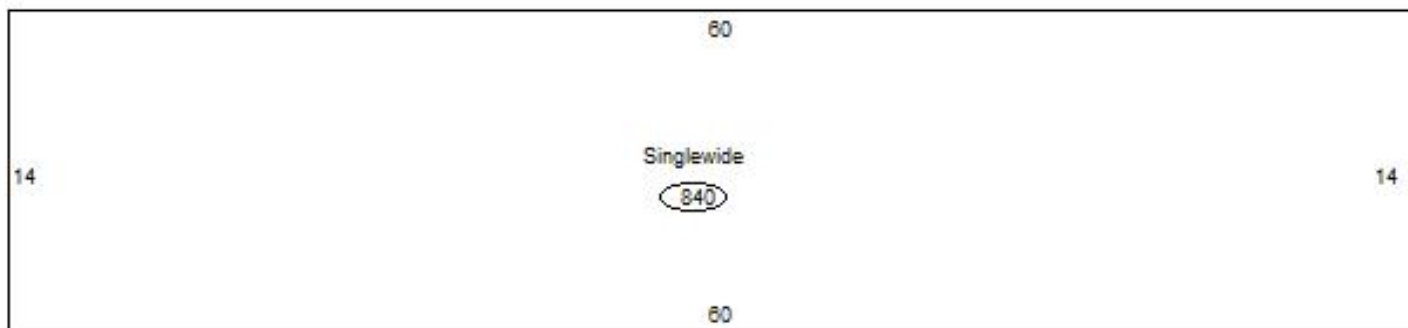
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Date 04/18/2026
Time 07:05:55
Page 6

Sketch Image

660013703



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	840	1.000	840
Total Building Area						840		840