



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:45:07
 Page 1

Assessment Data					Primary Image														
Account 660013728 Parcel ID 000000-00-0-00423-004-0004 Cadastral ID 14-21-14-02680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341025 ROACH, TINA BUCHANAN 16148 E 98TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16148 E 98TH ST N Subdivision L&M HOMES Lot/Block 0004 / 0004 Parcel Size 4 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_006: 8/16/2022</p>														
Legal Description Lat/Long: 36.29531724 -95.79201556																			
LOTS 1,2,3 & 4 BLOCK 4 L & M HOMES					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	BUCHANAN, NANCY ANN	03/13/2023	0	4										
H	Homestead	No	1,000		2633/126	BUCHANAN, NANCY ANN	05/04/2017		WB										
					2633/116	BUCHANAN, CLYDE & NANCY	05/04/2017	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0		Land Value 60,224	40,053	11%	4,406	Assessed	16,838	1,649.45										
Year Frozen	0		Improvements 166,401	113,022		12,432	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 226,625	153,075		16,838	Total Taxable	15,838	1,551.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013728	ROACH, TINA BUCHANAN			3	210,896	1000	15,347	1,503.00										
2024	2024-660013728	ROACH, TINA BUCHANAN			3	219,641	1000	14,872	1,429.00										
2023	2023-660013728	ROACH, TINA BUCHANAN			3	147,057	1000	14,410	1,350.00										
2022	2022-660013728	BUCHANAN, NANCY ANN			3	140,458	1000	13,961	1,368.00										
2021	2021-660013728	BUCHANAN, NANCY ANN			3	132,046	1000	13,525	1,308.00										
2020	2020-660013728	BUCHANAN, NANCY ANN			3	133,691	1000	13,706	1,324.00										
2019	2019-660013728	BUCHANAN, NANCY ANN			3	130,208	1000	13,323	1,288.00										
2018	2018-660013728	BUCHANAN, NANCY ANN			3	139,542	1000	14,278	1,329.00										
2017	2017-660013728	BUCHANAN, NANCY ANN			3	138,610	1000	13,833	1,301.00										
2016	2016-660013728	BUCHANAN, CLYDE & NANCY			3	135,942	1000	13,401	1,262.00										
2015	2015-660013728	BUCHANAN, CLYDE & NANCY			3	136,839	1000	12,981	1,231.00										
2014	2014-660013728	BUCHANAN, CLYDE & NANCY			3	140,843	1000	12,574	1,204.00										
2013	2013-660013728	BUCHANAN, CLYDE & NANCY			3	136,316	1000	12,179	1,141.00										



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Date 04/17/2026
 Time 05:45:08
 Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1376 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,554.00 x 1.22 = 60,224 Factor Value Adjustments 1.0000 Lot Value 60,224		<p>08/12/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_006: 8/16/2022</p>

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	1,781 / 1,781
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,781
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,024 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

Cost Approach		Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+ 1,158
Roofing Adj	+ 4.37	Garage Cost	+ 26,276
Subfloor Adj	+ -1.15	Total RCN	= 247,690
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 121,368
Plumbing Adj	+ 5.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 126,322
Adj Base Cost	= 123.67	Lot Value	+ 60,224
Total Area	x 1,781	Indicated Value	= 186,546
Adjusted Cost	= 220,256	Value Per SqFt	104.74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	259,417 145.66 Per SqFt
Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	347,740 Per SqFt
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	126,322
Lot Value	60,224
Indicated Value	186,546 104.74 Per SqFt
Agland Value	
Site Improvements	40,079
Total Value	226,625 127.25 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	32887	12x4		48	24.12	1,158

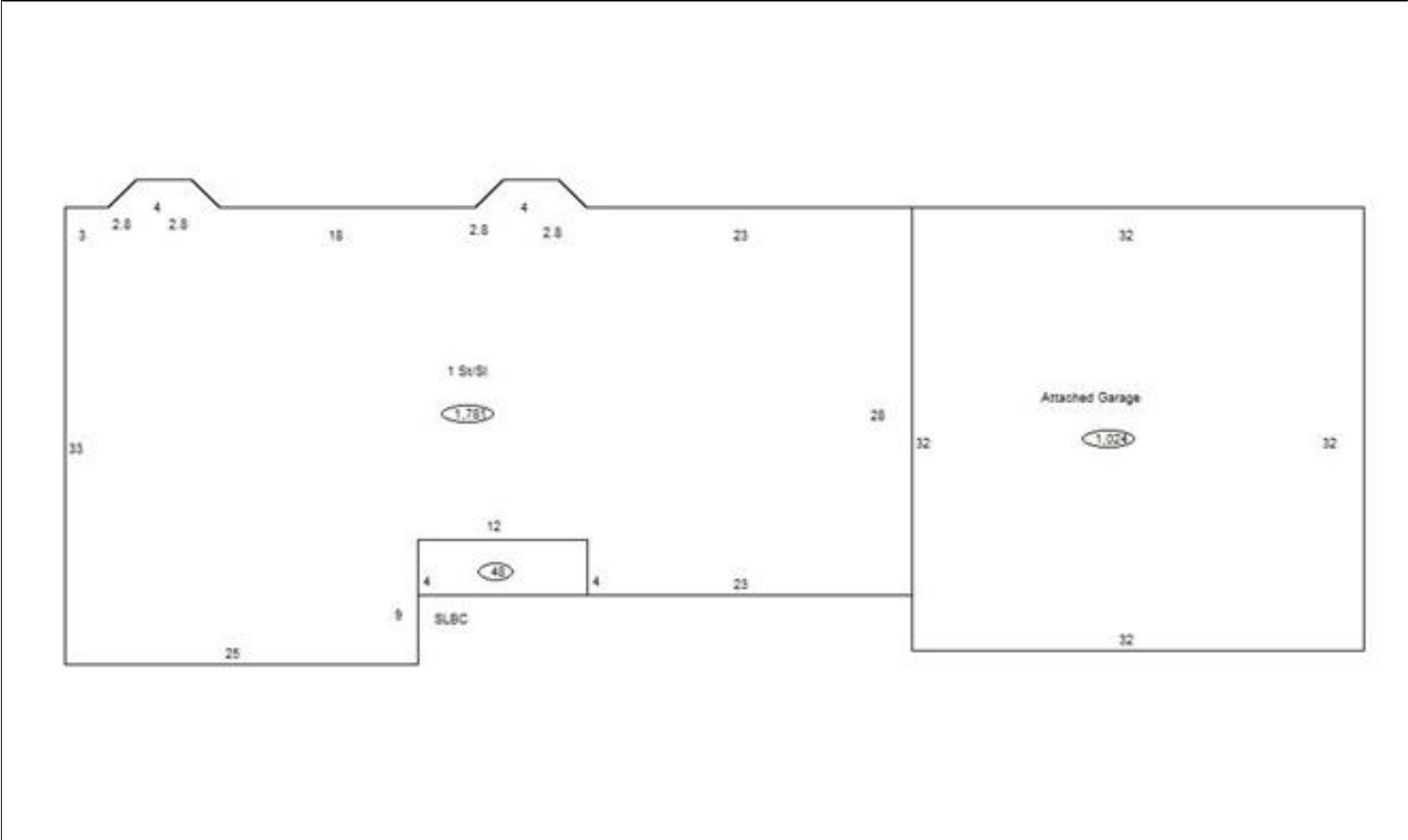


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Date 04/17/2026
 Time 05:45:08
 Page 3

Sketch Image

660013728



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,781	1.000	1,781
2	M	PRCH		10	SLBC	48	1.000	48
3	G	1		10	Attached Garage	1,024	1.000	1,024
Total Building Area						1,781		1,781



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Date 04/17/2026
Time 05:45:08
Page 4

660013728

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			800	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 800)		25,024		25,024	11,261	13,763
	UTIL	SHOP BUILDING	0x0x0			912	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 912)		28,527		28,527	2,853	25,674
	LT	LEAN-TO	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 400)		1,168		1,168	526	642
	CPDT	CARPORT - DETACHED	20x30x0			600	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 600)		6,504		6,504	6,504	