



# 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	660013777								
Parcel ID	000000-00-0-00521-003-0005								
Cadastral ID	14-21-14-03280								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	138424								
TOLBART, THOMAS A									
9898 N 167TH E AVE									
OWASSO OK 74055-0000									
Parcel Location				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_002' 8/12/2022					
Situs				Building Permits					
Subdivision	MORGANS ACRES AMD			Number	Description	Opened	Closed	Amount	
Lot/Block	0005 / 0003	Parcel Size .5 - Lots							
Sec/Twn/Rng	14 / 21 / 14 / 5								
Neighborhood	1069 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.29834038 -95.78597107				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	31,062	18,654	11%	2,052	Assessed	3,640	356.57
Year Frozen	0	Improvements	38,325	14,437		1,588	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	69,387	33,091	3,640	Total Taxable	3,640	357.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013777	TOLBART, THOMAS A			3	64,227	0	3,467	340.00
2024	2024-660013777	TOLBART, THOMAS A			3	66,016	0	3,302	317.00
2023	2023-660013777	TOLBART, THOMAS A			3	38,176	0	3,145	295.00
2022	2022-660013777	TOLBART, THOMAS A			3	42,368	0	2,995	293.00
2021	2021-660013777	TOLBART, THOMAS A			3	42,391	0	2,852	276.00
2020	2020-660013777	TOLBART, THOMAS A			3	41,937	0	2,716	262.00
2019	2019-660013777	TOLBART, THOMAS A			3	40,578	0	2,587	250.00
2018	2018-660013777	TOLBART, THOMAS A			3	39,482	0	2,464	229.00
2017	2017-660013777	TOLBART, THOMAS A			3	38,689	0	2,347	221.00
2016	2016-660013777	TOLBART, THOMAS A			3	38,689	0	2,235	210.00
2015	2015-660013777	TOLBART, THOMAS A			3	38,216	0	2,128	202.00
2014	2014-660013777	TOLBART, THOMAS A			3	40,831	0	2,027	194.00
2013	2013-660013777	TOLBART, THOMAS A			3	40,831	0	1,931	181.00



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Lot Data		Square-Foot - NBHD 1069 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.5485				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	23,894.00 x 1.30 = 31,062				
Factor Value					
Adjustments	1.0000				
Lot Value	31,062				

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 31,062
Total Area	x	Indicated Value	= 31,062
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	31,062		
Indicated Value	31,062	0.00	Per SqFt
Agland Value			
Site Improvements	38,325		
Total Value	69,387	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.25 x 1,200)		36,300		36,300	23,595	12,705
	LT	LEAN-TO	12x42x0			504	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 504)		1,472		1,472	957	515
	GRDT	GARAGE - DETACHED	32x32x0			1,024	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 1,024)		27,894		27,894	2,789	25,105