



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 660014285 Parcel ID 21N14E-15-4-00000-000-0000 Cadastral ID 15-21-14-00200 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333987 CINOCCA, JAMES E JR & HOLLY BREESE 15515 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15515 E 96TH ST N Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 15 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0021.JPG 9/7/2022</p>				
Legal Description Lat/Long: 36.29486044 -95.79989670									
E/2 SW SE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R26	NEW UTIL	01/2026		
					R25 222	NEW RMA 2720 SQ FT	07/2025		200,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
CH	Parsonage	Yes	500,000	22,979	/	BREESE, CECILIA JOANN FINN &	04/02/2021	600,000	4
H	Homestead	No	1,000		2536/750	MCCOY, THOMAS F &	03/16/2016	600,000	YES
					2466/19	FRAKES, HENRY & HEATHER &	04/08/2015	568,000	YES
					2461/788	FRAKES, HENRY &	03/11/2015	0	4
					2460/3	FRAKES, HENRY & JOHN L FRAKES	03/10/2015	0	4
					2460/1	FRAKES, BETTE LOU	03/09/2015	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2022	Land Value	2,966	2,966	11%	326	Assessed	22,979	2,251.02
Year Frozen	0	Improvements	211,816	205,934		22,653	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	22,979	-2,251.00
TIF Project ID	0	Total Value	214,782	208,900		22,979	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660014285	CINOCCA, JAMES E JR & HOLLY BREESE			3	202,816	22310		.00
2024	2024-660014285	CINOCCA, JAMES E JR & HOLLY BREESE			3	221,049	24098		.00
2023	2023-660014285	CINOCCA, JAMES E JR & HOLLY BREESE			3	212,690	23396		.00
2022	2022-660014285	CINOCCA, JAMES E JR & HOLLY BREESE			3	215,398	23694		.00
2021	2021-660014285	CINOCCA, JAMES E JR & HOLLY BREESE			3	211,502	23266		.00
2020	2020-660014285	BREESE, CECILIA JOANN FINN &			3	211,871	0	22,648	2,188.00
2019	2019-660014285	BREESE, CECILIA JOANN FINN &			3	199,890	0	21,988	2,126.00
2018	2018-660014285	BREESE, CECILIA JOANN FINN &			3	210,188	0	23,121	2,152.00
2017	2017-660014285	BREESE, CECILIA JOANN FINN &			3	208,033	0	22,884	2,152.00
2016	2016-660014285	BREESE, CECILIA JOANN FINN &			3	176,496	0	19,415	1,828.00
2015	2015-660014285	MCCOY, THOMAS F &			3	171,088	1000	7,697	730.00
2014	2014-660014285	FRAKES, BETTE LOU			3	172,721	1000	7,444	713.00
2013	2013-660014285	FRAKES, BETTE LOU			3	168,492	1000	7,198	674.00



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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,308 / 2,308
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1945 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	109.79	Total Misc Impr	+ 51,789	Roofing Adj	+ 5.22	Garage Cost	+ 366,877
Subfloor Adj	+ 0.00	Total RCN	= 179,770	Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 13,500
Plumbing Adj	+ 7.04	Lump Sums	+ 200,607	Basement Adj	+ 0.00	RCNLD	= 136.52
Adj Base Cost	= 136.52	Lot Value	+ 200,607	Total Area	x 2,308	Indicated Value	= 315,088
Adjusted Cost	= 315,088	Value Per SqFt	86.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,607		
Lot Value			
Indicated Value	200,607	86.92	Per SqFt
Agland Value	2,966		
Site Improvements	11,209		
Total Value	401,889	174.13	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	6,429.63		6,430
@N22.5	BASEMENT MIN FIN W/GAR DOORS	0		600	1945	22.50		13,500
PRCH	SLAB PORCH - COVERED	34211	166		166	28.94		4,804
PATO	SLAB PORCH - OPEN	34212	24		24	12.93		310
PRCH	SLAB PORCH - COVERED	34213	646		646	27.53		17,784
EPSW	ENCLOSED PORCH - SOLID WALL	34214	25x12		300	74.87		22,461



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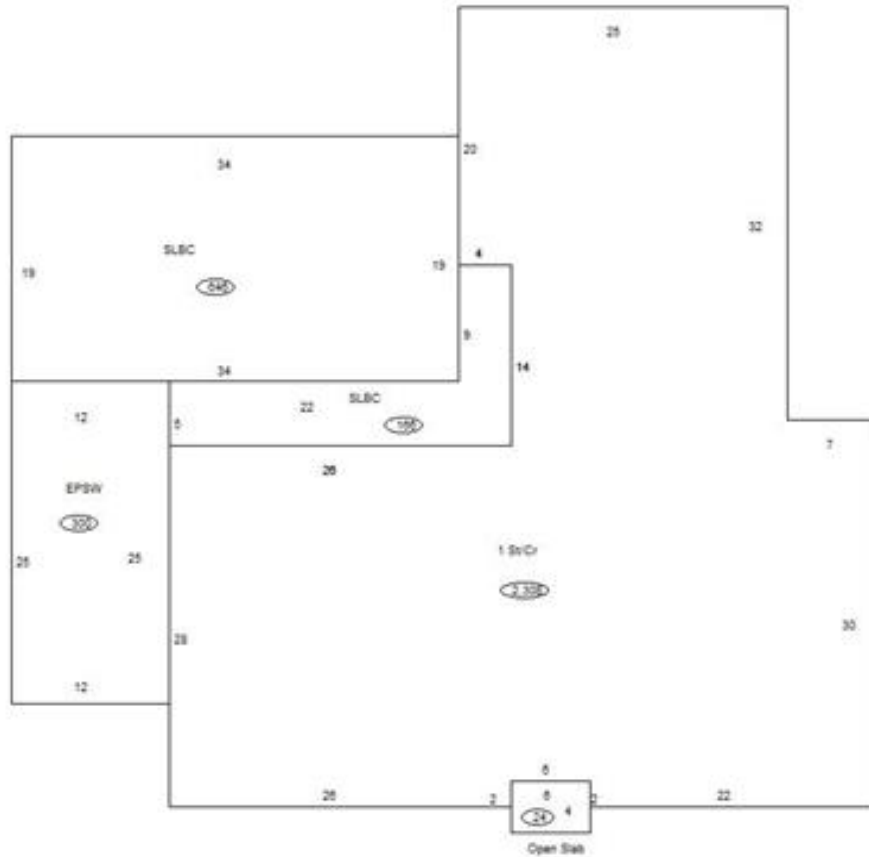
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,308	1.000	2,308
2	M	PRCH		10	SLBC	166	1.000	166
3	M	PATO		10	Open Slab	24	1.000	24
4	M	PRCH		10	SLBC	646	1.000	646
5	M	EPSW		10	EPSW	300	1.000	300
Total Building Area						2,308		2,308



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,360
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (8.34 x 3,360)	28,022		28,022	16,813	11,209

STF	STG FAIR		8x10x0			80
Qual 2	Cond 2	Year	Eff Age	2026		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)	374		374	374	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CO	COLLINSVILLE STONY LOAM	NTV PST	22			5.507	53	53	291	291
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.483	168	168	753	753
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.568	192	192	1,645	1,645
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			1.442	192	192	277	277
NTV PST Totals						20.000			2,966	2,966
Total Agland						20.000			2,966	2,966