



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:02
Page 1

Assessment Data					Primary Image									
Account	660014296													
Parcel ID	21N14E-15-1-00000-000-0000													
Cadastral ID	15-21-14-01500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	10344													
ROBINSON, ALLEN &														
DORIS														
10402 N 161ST E AVE														
OWASSO OK 74055-0000														
Parcel Location														
Situs	10402 N 161ST E AVE													
Subdivision														
Lot/Block	/	Parcel Size	26 - Acres											
Sec/Twn/Rng	15 / 21 / 14 / 1													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.30510836 -95.79650355														
TR IN NE NE,BEG; 435.6' S NE/C OF SEC; L W 600';S 48.4'; W 72 0'; S 836'; E 1320'; N 884.4' TO POB														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
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	4,617	4,617	11%	508	Assessed	27,045	2,649.33					
Year Frozen	0	Improvements	274,967	241,245		26,537	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	279,584	245,862		27,045	Total Taxable	26,045	2,551.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014296	ROBINSON, ALLEN &	3	238,701	1000	25,257	2,474.00							
2024	2024-660014296	ROBINSON, ALLEN &	3	248,889	1000	25,182	2,419.00							
2023	2023-660014296	ROBINSON, ALLEN &	3	235,589	1000	24,420	2,288.00							
2022	2022-660014296	ROBINSON, ALLEN &	3	224,357	1000	23,679	2,320.00							
2021	2021-660014296	ROBINSON, ALLEN &	3	246,520	1000	25,897	2,505.00							
2020	2020-660014296	ROBINSON, ALLEN &	3	242,003	1000	25,114	2,426.00							
2019	2019-660014296	ROBINSON, ALLEN &	3	230,484	1000	24,353	2,354.00							
2018	2018-660014296	ROBINSON, ALLEN &	3	241,089	1000	24,922	2,320.00							
2017	2017-660014296	ROBINSON, ALLEN &	3	237,402	1000	24,167	2,273.00							
2016	2016-660014296	ROBINSON, ALLEN &	3	231,016	1000	23,434	2,206.00							
2015	2015-660014296	ROBINSON, ALLEN &	3	226,732	1000	22,723	2,155.00							
2014	2014-660014296	ROBINSON, ALLEN &	3	194,815	1000	18,282	1,750.00							
2013	2013-660014296	ROBINSON, ALLEN &	3	184,411	1000	17,721	1,660.00							



Rogers

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Date 04/16/2026
 Time 22:12:03
 Page 2

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		<p style="text-align: right; color: orange;">09/06/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG_0055. 9/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,396 / 2,768
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,396
Fixture/RghIn	10 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	84.38	Total Misc Impr	+ 22,461				
Roofing Adj	+ 2.81	Garage Cost	+ 22,205				
Subfloor Adj	+ -1.78	Total RCN	= 337,354				
Heat/Cool Adj	+ 14.47	Depreciation (45%)	- 151,809				
Plumbing Adj	+ 5.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,545				
Adj Base Cost	= 105.74	Lot Value	+ 185,545				
Total Area	x 2,768	Indicated Value	= 185,545				
Adjusted Cost	= 292,688	Value Per SqFt	67.03				

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 185,545
Lot Value
Indicated Value 185,545 67.03 Per SqFt
Agland Value 4,617
Site Improvements 66,821
Total Value 256,983 92.84 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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	34239	192		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	34240	35x4		140	29.04		4,066



Rogers

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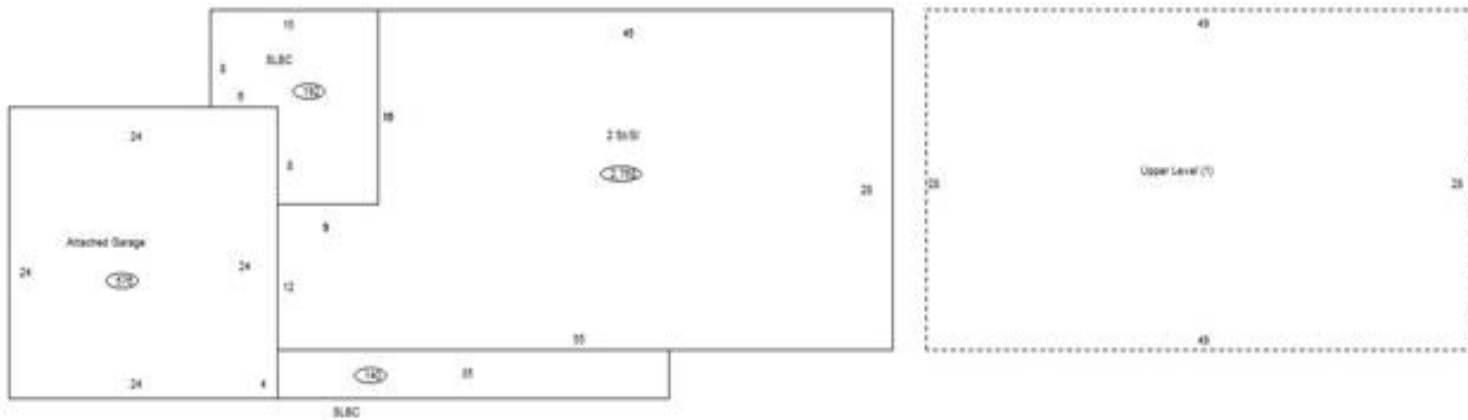
Date 04/16/2026

Time 22:12:03

Page 3

Sketch Image

660014296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,396	1.983	2,768
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	140	1.000	140
5	U	^UL		10	Upper Level (1)	1,372	1.000	1,372
Total Building Area						1,396		2,768



Rogers



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Date 04/16/2026
 Time 22:12:03
 Page 4

660014296

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual	3	Cond 3	Year	Eff Age 9	
	Valuation Summary Base Cost (25.82 x 2,400) 61,968		Modifier Total		RCN 61,968	Depr (17% Phys/ % Func) 10,535
	BARN	BARN	0x0x0			3,024
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (8.45 x 3,024) 25,553		Modifier Total		RCN 25,553	Depr (75% Phys/ % Func) 19,165
	BARN	BARN	0x0x0			952
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (10.48 x 952) 9,977		Modifier Total		RCN 9,977	Depr (100% Phys/ % Func) 9,977
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total		RCN 30,000	Depr (70% Phys/ % Func) 21,000



Rogers

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Date 04/16/2026
 Time 22:12:03
 Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,105 / 1,105
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1957 / 97

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	82.35	Total Misc Impr	+ 5,124	Roofing Adj	+ 3.96	Garage Cost	+ 0
Subfloor Adj	+ 2.54	Total RCN	= 113,005	Heat/Cool Adj	+ 4.61	Depreciation (80%)	- 90,404
Plumbing Adj	+ 4.17	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 22,601
Adj Base Cost	= 97.63	Lot Value	+ 22,601	Total Area	x 1,105	Indicated Value	= 22,601
		Value Per SqFt	20.45	Adjusted Cost	= 107,881		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	22,601
Lot Value	
Indicated Value	22,601
Agland Value	20.45 Per SqFt
Site Improvements	
Total Value	22,601
	20.45 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	34243	10x9		90	47.78		4,300
PRCH	SLAB PORCH - COVERED	34244	15x3		45	18.30		824



Rogers

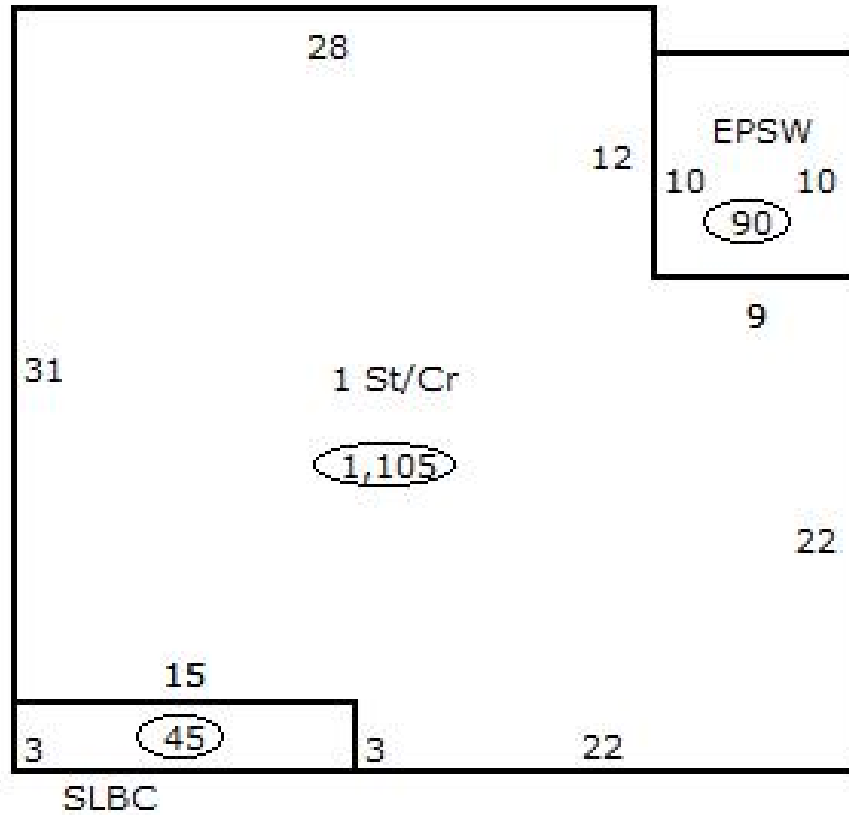
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:03
Page 6

Sketch Image

660014296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,105	1.000	1,105
2	M	EPSW		13	EPSW	90	1.000	90
3	M	PRCH		13	SLBC	45	1.000	45
Total Building Area						1,105		1,105



Rogers

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Date 04/16/2026
Time 22:12:03
Page 7

Agland Inventory

660014296

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			16.000	192	192	3,072	3,072
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			6.000	182	182	1,094	1,094
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			4.000	113	113	451	451
NTV PST Totals						26.000			4,617	4,617
Total Agland						26.000			4,617	4,617