



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 660014325 Parcel ID 000000-00-0-00378-004-0002 Cadastral ID 15-21-14-02240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 132984 TIMMS, JAMES C & BARBARA R TRUSTEES 15128 E 99TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15128 E 99TH ST N Subdivision HIGHLAND TERRACE Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0002.JPG 9/7/2022</p>														
Legal Description Lat/Long: 36.29731607 -95.80422850																			
LOT 2 BLOCK 4 HIGHLAND TERRACE					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>R2011 03 9</td> <td>R12-NEW 264 SQ FT ATTACHED 14X21</td> <td>03/2011</td> <td>05/2011</td> <td>19,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 03 9	R12-NEW 264 SQ FT ATTACHED 14X21	03/2011	05/2011	19,000
Number	Description	Opened	Closed	Amount															
R2011 03 9	R12-NEW 264 SQ FT ATTACHED 14X21	03/2011	05/2011	19,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	16,672	2453/174	TIMMS, JAMES C	02/02/2015	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	66,325	28,956	11%	3,185	Assessed	16,672	1,633.19										
Year Frozen	0	Improvements	145,801	122,605		13,487	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	16,672	-1,633.00										
TIF Project ID	0	Total Value	212,126	151,561		16,672	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014325	TIMMS, JAMES C & BARBARA R			3	207,266	16186		.00										
2024	2024-660014325	TIMMS, JAMES C & BARBARA R			3	246,796	15714		.00										
2023	2023-660014325	TIMMS, JAMES C & BARBARA R			3	212,901	1000	14,257	1,336.00										
2022	2022-660014325	TIMMS, JAMES C & BARBARA R			3	175,942	1000	13,813	1,353.00										
2021	2021-660014325	TIMMS, JAMES C & BARBARA R			3	178,007	1000	13,381	1,294.00										
2020	2020-660014325	TIMMS, JAMES C & BARBARA R			3	175,193	1000	12,962	1,252.00										
2019	2019-660014325	TIMMS, JAMES C & BARBARA R			3	168,587	1000	12,556	1,214.00										
2018	2018-660014325	TIMMS, JAMES C & BARBARA R			3	173,152	1000	12,161	1,132.00										
2017	2017-660014325	TIMMS, JAMES C & BARBARA R			3	171,738	1000	11,778	1,108.00										
2016	2016-660014325	TIMMS, JAMES C & BARBARA R			3	167,447	1000	11,405	1,074.00										
2015	2015-660014325	TIMMS, JAMES C & BARBARA R			3	162,662	1000	11,045	1,047.00										
2014	2014-660014325	TIMMS, JAMES C			3	163,915	1000	10,694	1,024.00										
2013	2013-660014325	TIMMS, JAMES C			3	155,091	1000	10,353	970.00										



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.371	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,721.00 x 1.11 = 66,325	
Factor Value		
Adjustments	1.0000	
Lot Value	66,325	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
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	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



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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	174,617	98.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	215,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.87	Total Misc Impr	+	27,594			
Roofing Adj	+ 4.37	Garage Cost	+	13,373			
Subfloor Adj	+ -1.15	Total RCN	=	275,097			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	129,296			
Plumbing Adj	+ 7.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,801			
Adj Base Cost	= 131.46	Lot Value	+	66,325			
Total Area	x 1,781	Indicated Value	=	212,126			
Adjusted Cost	= 234,130	Value Per SqFt		119.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,801		
Lot Value	66,325		
Indicated Value	212,126	119.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	212,126	119.10	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	34361		210	210	23.53		4,941
EPSW	ENCLOSED PORCH - SOLID WALL	34362		264	264	61.43		16,218
PATO	SLAB PORCH - OPEN	34363		14x9	126	10.63		1,339



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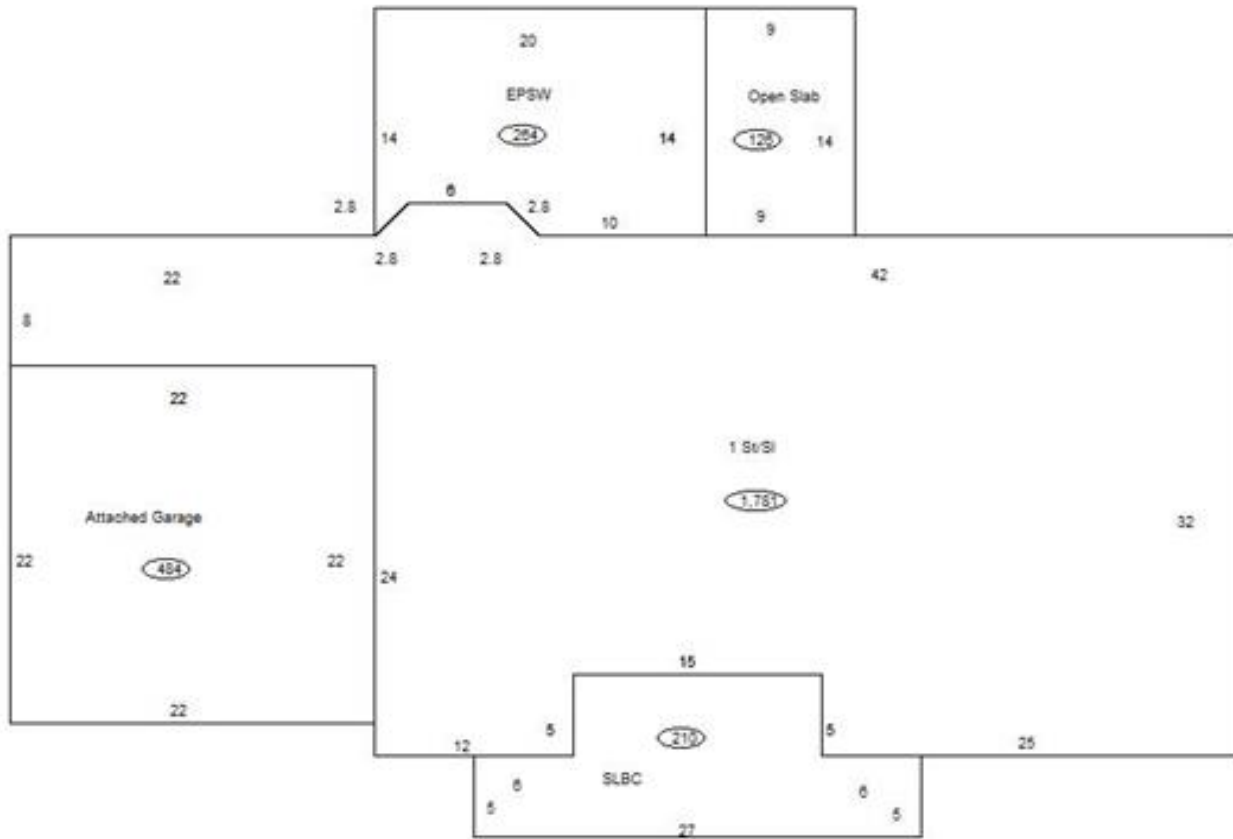
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,781	1.000	1,781
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	210	1.000	210
4	M	EPSW		10	EPSW	264	1.000	264
5	M	PATO		10	Open Slab	126	1.000	126
Total Building Area						1,781		1,781



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562			562	562