



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:24:05
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Assessment Data				Primary Image						
Account	660014488			No Image On File						
Parcel ID	000000-00-0-00588-001-0014									
Cadastral ID	15-21-14-03900									
Property Type	REAL - Real Property									
Property Class	DENT	VI Area	4							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	142324									
KOURTIS DEVELOPMENT INC										
P O BOX 419 OWASSO OK 74055-0000										
Parcel Location										
Situs										
Subdivision	PINE BROOK CROSSING									
Lot/Block	/	Parcel Size	1 - Lots							
Sec/Twn/Rng	15 / 21 / 14 / 5									
Neighborhood	1069 - R-V04-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.30446375 -95.81079732				Building Permits						
PARK AREA PINE BROOK CROSSING				Number	Description	Opened	Closed	Amount		
Exemptions				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	46,930	0	11%	0	Assessed	0	0.00	
Year Frozen	0	Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	46,930	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660014488	KOURTIS DEVELOPMENT INC	3	46,930	0		.00			
2024	2024-660014488	KOURTIS DEVELOPMENT INC	3	61,731	0		.00			
2023	2023-660014488	KOURTIS DEVELOPMENT INC	3	65,000	0		.00			
2022	2022-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2021	2021-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2020	2020-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2019	2019-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2018	2018-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2017	2017-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2016	2016-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2015	2015-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2014	2014-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.00			
2013	2013-660014488	KOURTIS DEVELOPMENT INC	3	30,000	0		.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	0.8287							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	36,100.00 x 1.30 = 46,930							
Factor Value								
Adjustments	1.0000							
Lot Value	46,930							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adjusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
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	+ 46,930					
Total Area	x	Indicated Value	= 46,930					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 46,930				
				Indicated Value 46,930 0.00 Per SqFt				
				Aglard Value				
				Site Improvements				
				Total Value 46,930 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value