



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	660016630													
Parcel ID	000000-00-0-00264-001-0037													
Cadastral ID	18-21-15-02420													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	127324													
BOWERS, JOHN E &														
MARILYN D														
10201 N DOVER PL														
OWASSO OK 74055-0000														
Parcel Location														
Situs	10201 N DOVER PL													
Subdivision	DOVER POND													
Lot/Block	0037 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	18 / 21 / 15 / 5													
Neighborhood	1027 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.30176661 -95.75648980														
LOT 37 BLOCK 1 DOVER POND														
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" style="height: 100px;"> </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										
816/262			193,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	127,357	111,448	11%	12,259	Assessed	39,904						
Year Frozen	0	Improvements	251,318	251,318		27,645	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	378,675	362,766		39,904	Total Taxable	38,904						
								4,234.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016630	BOWERS, JOHN E &	7	377,560	1000	37,742	4,107.00							
2024	2024-660016630	BOWERS, JOHN E &	7	394,573	1000	36,614	4,055.00							
2023	2023-660016630	BOWERS, JOHN E &	7	340,321	1000	35,518	3,849.00							
2022	2022-660016630	BOWERS, JOHN E &	7	322,314	1000	34,455	3,882.00							
2021	2021-660016630	BOWERS, JOHN E &	7	356,063	1000	38,167	4,251.00							
2020	2020-660016630	BOWERS, JOHN E &	7	350,301	1000	37,149	4,134.00							
2019	2019-660016630	BOWERS, JOHN E &	7	336,712	1000	36,038	4,013.00							
2018	2018-660016630	BOWERS, JOHN E &	7	343,161	1000	36,748	3,960.00							
2017	2017-660016630	BOWERS, JOHN E &	7	340,379	1000	36,442	3,963.00							
2016	2016-660016630	BOWERS, JOHN E &	7	362,237	1000	37,482	4,079.00							
2015	2015-660016630	BOWERS, JOHN E &	7	352,189	1000	36,362	3,982.00							
2014	2014-660016630	BOWERS, JOHN E &	7	351,299	1000	35,273	3,894.00							
2013	2013-660016630	BOWERS, JOHN E &	7	333,079	1000	34,217	3,708.00							



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.219	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	53,098.00 x 2.40 = 127,357	
Factor Value		
Adjustments	1.0000	
Lot Value	127,357	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,613 / 2,868
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,613
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

Cost Approach				Manual : 01/2025			
Base Cost	97.38	Total Misc Impr	+ 16,766	Garage Cost	+ 19,389	Total RCN	= 384,158
Roofing Adj	+ 3.71	Depreciation (35%)	- 134,455	Lump Sums	+ 1,615	RCNLD	= 251,318
Subfloor Adj	+ -2.02	Lot Value	+ 127,357	Indicated Value	= 378,675	Value Per SqFt	132.03
Heat/Cool Adj	+ 14.47						
Plumbing Adj	+ 7.80						
Basement Adj	+ 0.00						
Adj Base Cost	= 121.34						
Total Area	x 2,868						
Adjusted Cost	= 348,003						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	325,311	113.43	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	1		
Indicated Value	40,240		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,318		
Lot Value	127,357		
Indicated Value	378,675	132.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	378,675	132.03	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	39776	7x5		35	29.42		1,030
WODO	WOOD DECK - OPEN	39777	12x12		144	28.03	60%	1,615
PATO	SLAB PORCH - OPEN	39778	15x5		75	12.93		970
PRCH	SLAB PORCH - COVERED	39779	13x5		65	29.32		1,906



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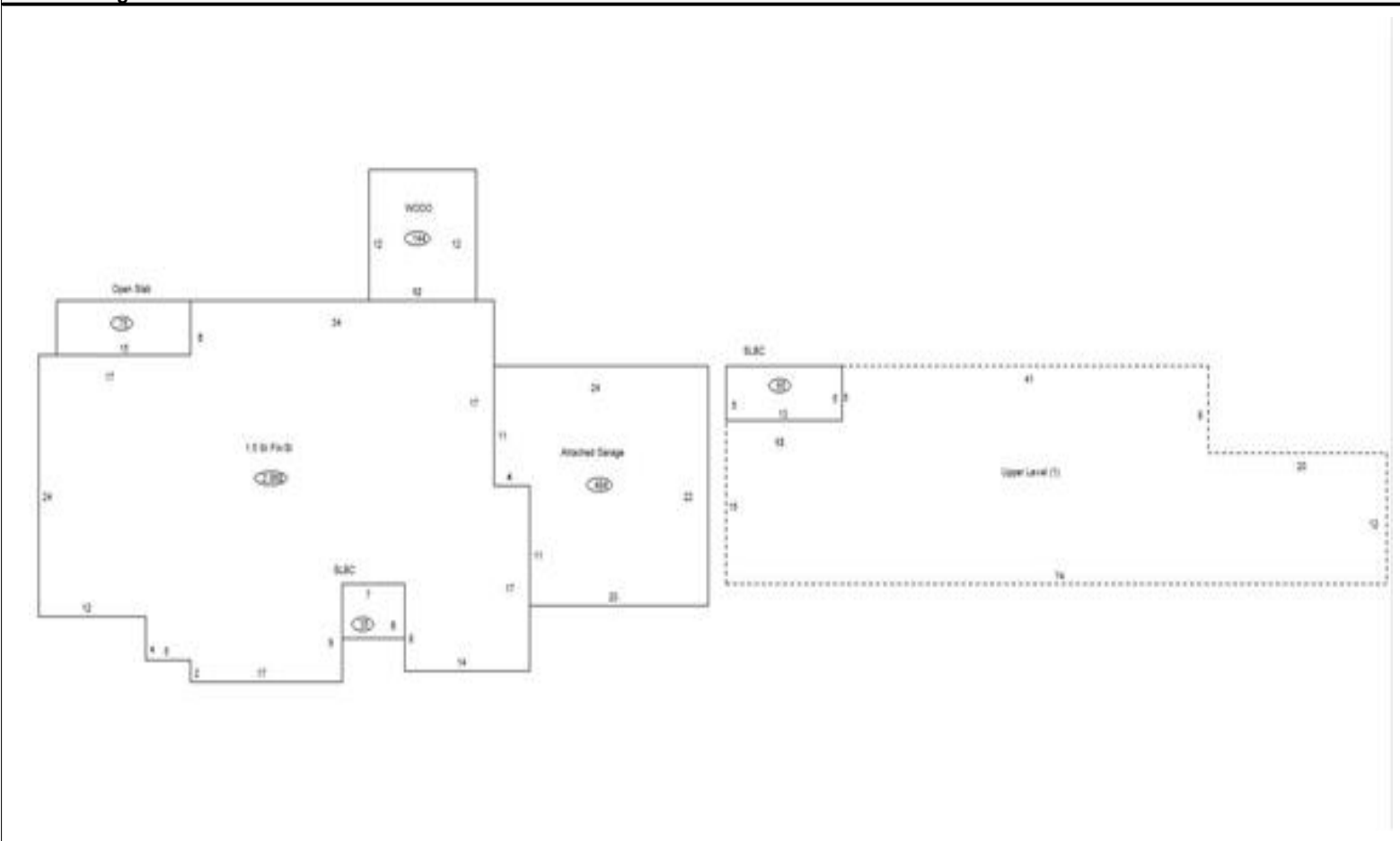
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,613	1.778	2,868
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	35	1.000	35
4	M	WODO		10	WODO	144	1.000	144
5	M	PATO		10	Open Slab	75	1.000	75
6	M	PRCH		10	SLBC	65	1.000	65
7	U	^UL		10	Upper Level (1)	1,255	1.000	1,255
Total Building Area						1,613		2,868