



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:06:45
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Assessment Data					Primary Image									
Account	660019120													
Parcel ID	000000-00-0-00573-003-0003													
Cadastral ID	22-21-14-01880													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	136234													
KOESLER, RENE J & TERESA D CAUTION														
15702 E 92ND ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	15702 E 92ND ST N													
Subdivision	PARADISE VALLEY													
Lot/Block	0003 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	1118 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28813804 -95.79700463														
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										
LOT 3 BLOCK 3 PARADISE VALLEY														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	814/325			131,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	122,916	59,280	11%	6,521	Assessed	23,385	2,290.79					
Year Frozen	0	Improvements	153,478	153,312		16,864	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	276,394	212,592		23,385	Total Taxable	22,385	2,193.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019120	KOESLER, RENE J &			3	271,763	1000	21,704	2,126.00					
2024	2024-660019120	KOESLER, RENE J &			3	281,055	1000	21,043	2,022.00					
2023	2023-660019120	KOESLER, RENE J &			3	212,729	1000	20,401	1,912.00					
2022	2022-660019120	KOESLER, RENE J &			3	188,887	1000	19,778	1,938.00					
2021	2021-660019120	KOESLER, RENE J &			3	198,341	1000	20,818	2,014.00					
2020	2020-660019120	KOESLER, RENE J &			3	197,259	1000	20,323	1,963.00					
2019	2019-660019120	KOESLER, RENE J &			3	188,196	1000	19,702	1,905.00					
2018	2018-660019120	KOESLER, RENE J &			3	194,142	1000	20,161	1,877.00					
2017	2017-660019120	KOESLER, RENE J &			3	192,358	1000	19,544	1,838.00					
2016	2016-660019120	KOESLER, RENE J &			3	188,065	1000	18,946	1,784.00					
2015	2015-660019120	KOESLER, RENE J &			3	182,767	1000	18,365	1,742.00					
2014	2014-660019120	KOESLER, RENE J &			3	188,701	1000	17,802	1,704.00					
2013	2013-660019120	KOESLER, RENE J &			3	181,194	1000	17,254	1,616.00					



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Lot Data		Square-Foot - NBHD 1118 #1		Primary Image																													
Lot Size																																	
Lot Count	1																																
Units Buildable	1																																
Non-Ag Acres	2.5817																																
Topography																																	
Street Access																																	
Utilities																																	
Amenities	LAND QUALITY	0	0																														
Method	Square-Foot																																
Base Lot Value	112,458.00 x 1.09 = 122,916																																
Factor Value				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022</p>																													
Adjustments	1.0000			GRM Approach																													
Lot Value	122,916			<table border="1"> <tr> <td>GRM Code</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> <td></td> <td></td> </tr> </table>		GRM Code				Gross Rent	0.00			Indicated Value																			
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Residential Data				Multiple Regression																													
Type	1 Single Family Residence			<table border="1"> <tr> <td>MRA Code</td> <td>1 Test</td> <td></td> <td></td> </tr> <tr> <td>Adjusted R</td> <td>0.8445</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>222,850</td> <td>108.71</td> <td>Per SqFt</td> </tr> </table>		MRA Code	1 Test			Adjusted R	0.8445			Indicated Value	222,850	108.71	Per SqFt																
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Adjusted R	0.8445																																
Indicated Value	222,850	108.71	Per SqFt																														
Condition	3 - Average			Direct Comparables																													
Quality	2.5 - Fair			<table border="1"> <tr> <td>Selection Model</td> <td>A Adam Test</td> <td></td> <td></td> </tr> <tr> <td>Adjustment Model</td> <td>1 2022 Residential</td> <td></td> <td></td> </tr> <tr> <td>Comparables</td> <td>8</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>298,630</td> <td></td> <td>Per SqFt</td> </tr> </table>		Selection Model	A Adam Test			Adjustment Model	1 2022 Residential			Comparables	8			Indicated Value	298,630		Per SqFt												
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Architecture				Value Reconciliation																													
Style	100% 1 1/2 Story Finished			<table border="1"> <tr> <td>Selected Approach</td> <td>Cost Approach</td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>142,903</td> <td></td> <td></td> </tr> <tr> <td>Lot Value</td> <td>122,916</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>265,819</td> <td>129.67</td> <td>Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site Improvements</td> <td>10,575</td> <td></td> <td></td> </tr> <tr> <td>Total Value</td> <td>276,394</td> <td>134.83</td> <td>Total Value Per SqFt</td> </tr> </table>		Selected Approach	Cost Approach			Improvements	142,903			Lot Value	122,916			Indicated Value	265,819	129.67	Per SqFt	Agland Value				Site Improvements	10,575			Total Value	276,394	134.83	Total Value Per SqFt
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Total Value	276,394	134.83	Total Value Per SqFt																														
Exterior Wall	100% Veneer, Masonry																																
Base/Total Area	1,270 / 2,050																																
Style	100% 1 1/2 Story Finished																																
HVAC	100% Warmed & Cooled Air																																
Roof Cover	1 Composition Shingle																																
Area on Slab	1,270																																
Fixture/RghIn	14 /																																
Bed/F/H Bath	3 / 2.5 /																																
Basement Area																																	
Garage Type	690 Attached Garage - Unfinished																																
Remodel																																	
Year/Eff Age	1978 / 36																																
Cost Approach																																	
Manual : 01/2025																																	
Base Cost	90.95	Total Misc Impr	+ 9,900																														
Roofing Adj	+ 2.90	Garage Cost	+ 17,823																														
Subfloor Adj	+ -0.75	Total RCN	= 259,824																														
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 116,921																														
Plumbing Adj	+ 8.65	Lump Sums	+ 0																														
Basement Adj	+ 0.00	RCNLD	= 142,903																														
Adj Base Cost	= 113.22	Lot Value	+ 122,916																														
Total Area	x 2,050	Indicated Value	= 265,819																														
Adjusted Cost	= 232,101	Value Per SqFt	129.67																														

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	46165	17x12		204	23.55	4,804



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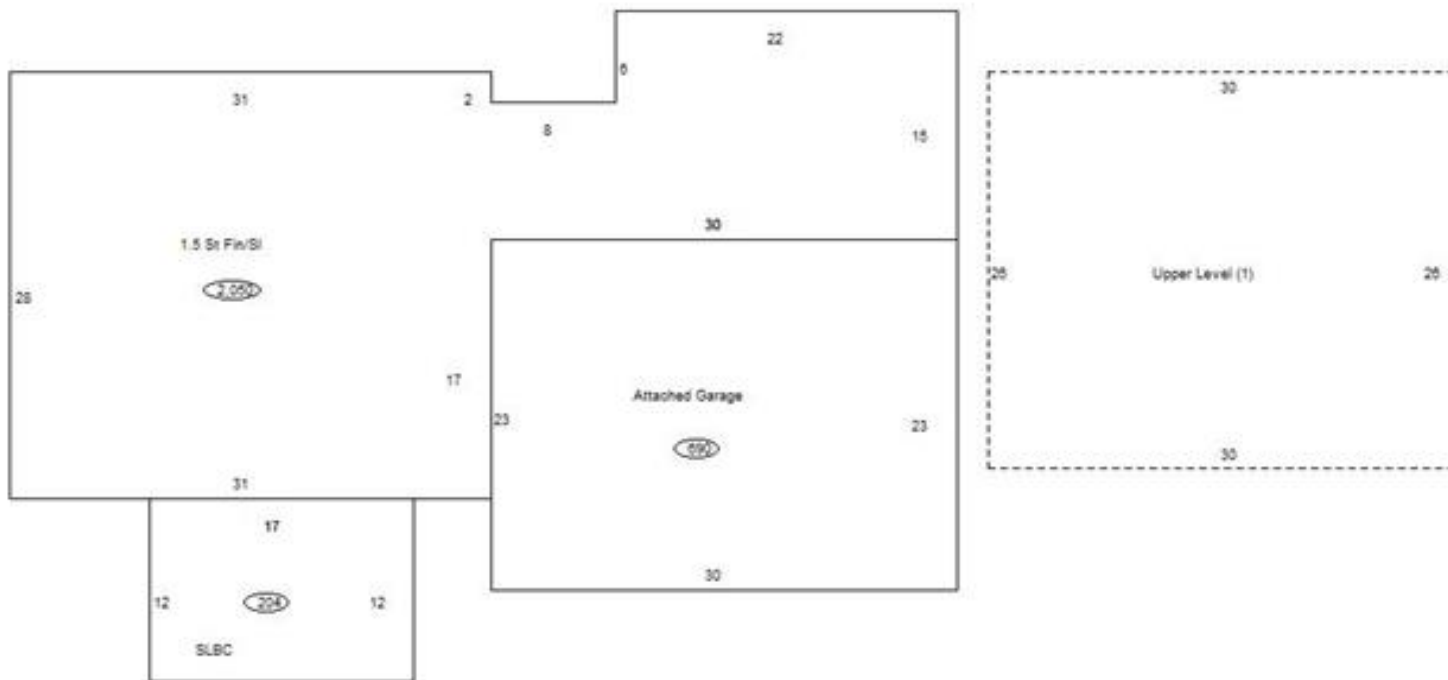
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Sketch Image

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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	1,270	1.614	2,050
2	G	1		10	Attached Garage	690	1.000	690
3	M	PRCH		10	SLBC	204	1.000	204
4	U	^UL		10	Upper Level (1)	780	1.000	780
Total Building Area						1,270		2,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			280
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 280)	1,193		1,193	418	775
	DTGF	DETACHED GARAGE FAIR	25x35x0			875
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 875)	14,000		14,000	4,200	9,800