



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:58:01
Page 1

Assessment Data					Primary Image									
Account	660019640													
Parcel ID	21N14E-23-1-00000-000-0000													
Cadastral ID	23-21-14-01300													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	312787													
KESINGER, KESS & MARIETTA TRUST														
16611 E 91ST ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16611 E 91ST ST N													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	23 / 21 / 14 / 1													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28714158 -95.78474268														
W/2 N/2 SW SW NE														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2414/679	KESINGER, LEO D &	07/22/2014	0	4					
					1741/550	DUFFY, JAMES W	12/27/2005	140,000	YES					
					987/806	AURAND, RICHARD A	04/20/1995	85,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2006	Land Value	46,179	29,741	11%	3,272	Assessed	15,405	1,509.07					
Year Frozen	2006	Improvements	171,270	110,303		12,133	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	217,449	140,044	15,405	Total Taxable	14,405	1,411.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019640	KESINGER, KESS & MARIETTA			3	214,698	1000	14,404	1,411.00					
2024	2024-660019640	KESINGER, KESS & MARIETTA			3	224,179	1000	14,405	1,384.00					
2023	2023-660019640	KESINGER, KESS & MARIETTA			3	210,675	1000	14,405	1,350.00					
2022	2022-660019640	KESINGER, KESS & MARIETTA			3	214,641	1000	14,405	1,411.00					
2021	2021-660019640	KESINGER, KESS & MARIETTA			3	222,606	1000	14,404	1,393.00					
2020	2020-660019640	KESINGER, KESS & MARIETTA			3	219,564	1000	14,405	1,392.00					
2019	2019-660019640	KESINGER, KESS & MARIETTA			3	203,608	1000	14,405	1,393.00					
2018	2018-660019640	KESINGER, KESS & MARIETTA			3	214,871	1000	14,405	1,341.00					
2017	2017-660019640	KESINGER, KESS & MARIETTA			3	212,738	1000	14,405	1,355.00					
2016	2016-660019640	KESINGER, KESS & MARIETTA			3	208,456	1000	14,405	1,356.00					
2015	2015-660019640	KESINGER, KESS & MARIETTA			3	203,082	1000	14,404	1,366.00					
2014	2014-660019640	KESINGER, KESS & MARIETTA			3	204,711	1000	14,405	1,379.00					
2013	2013-660019640	KESINGER, LEO D &			3	196,350	1000	14,405	1,349.00					



Rogers

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Date 04/17/2026
 Time 07:58:02
 Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	2.3671	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,111.00 x .45 = 46,179	
Factor Value		
Adjustments	1.0000	
Lot Value	46,179	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,610 / 1,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	207,080	128.62	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	118.13	Total Misc Impr	+	14,243			
Roofing Adj	+ 4.91	Garage Cost	+	16,086			
Subfloor Adj	+ 0.00	Total RCN	=	268,303			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	112,687			
Plumbing Adj	+ 12.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	155,616			
Adj Base Cost	= 147.81	Lot Value	+	46,179			
Total Area	x 1,610	Indicated Value	=	201,795			
Adjusted Cost	= 237,974	Value Per SqFt		125.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,616		
Lot Value	46,179		
Indicated Value	201,795	125.34	Per SqFt
Agland Value			
Site Improvements	15,654		
Total Value	217,449	135.06	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	47562	22x4		88	26.65		2,345
PRCH	SLAB PORCH - COVERED	47563	20x12		240	26.18		6,283



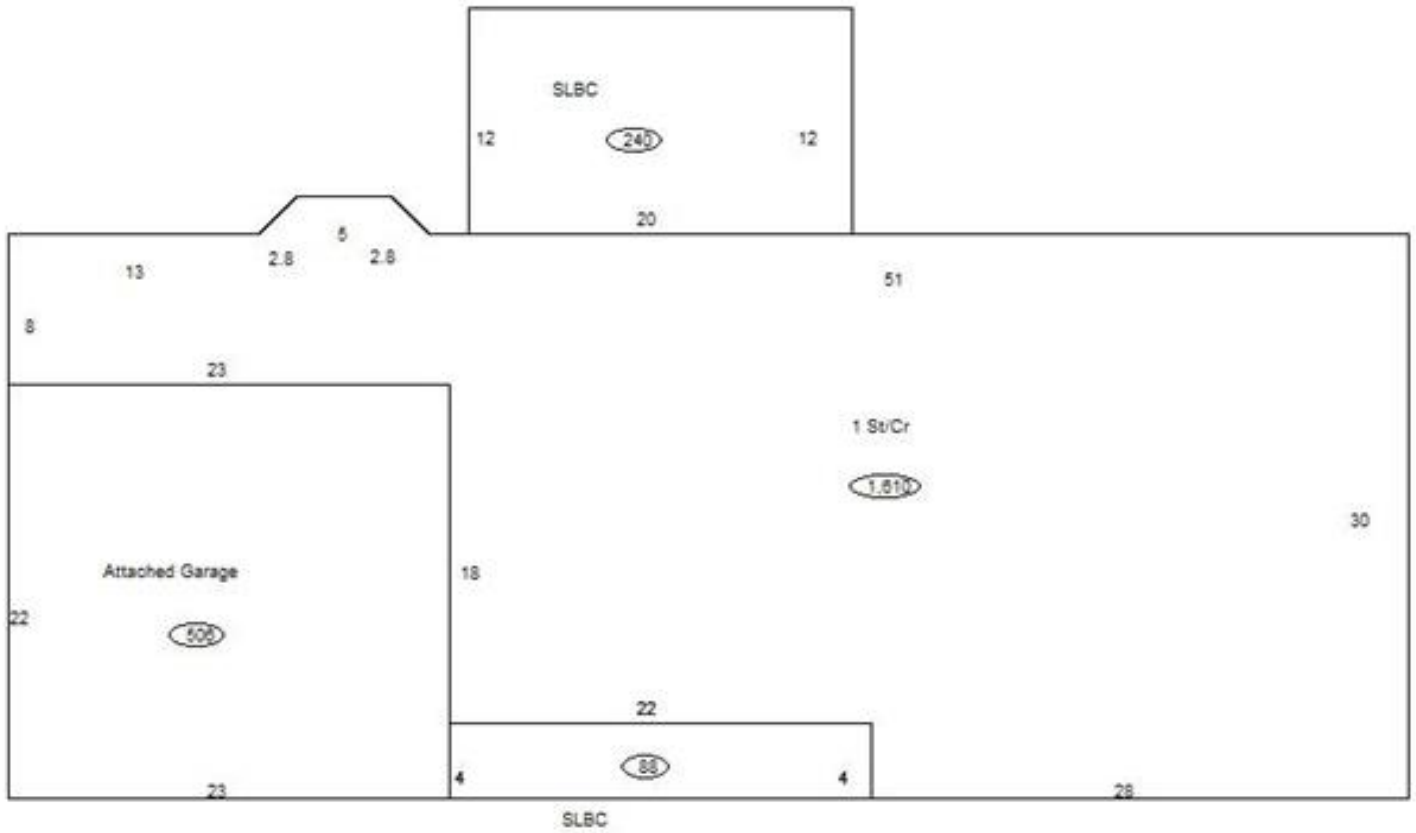
Rogers
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Date 04/17/2026
 Time 07:58:02
 Page 3

Sketch Image

660019640



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,610	1.000	1,610
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,610		1,610



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Date 04/17/2026
 Time 07:58:02
 Page 4

660019640

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QA	QUAN AVG	40x40x0			1,600
	Qual 3	Cond 3	Year 2006	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (8.48 x 1,600)		13,568		13,568	2,714	10,854
	DTGF	DETACHED GARAGE FAIR	25x15x0			375
	Qual 2	Cond 3	Year 2006	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (16.00 x 375)		6,000		6,000	1,200	4,800