




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 660019674 Parcel ID 000000-00-0-00348-001-0003 Cadastral ID 23-21-14-02220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332411 KOLLER, JOHN E JR REVOCABLE LIVING TRUST 9455 N OWASSO EXPY OWASSO OK 74055-0000 Parcel Location Situs 08913 N 174TH E AVE Subdivision GREEN MEADOWS 2 Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | |  <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/16/2022</p> | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.28377332 -95.78356709 | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 3 BLOCK 1 GREEN MEADOWS EST. 2 | | | | | 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>R22 210</td> <td>R23 NEW DTCH ACC BLDG 15X33</td> <td>05/2022</td> <td>03/2024</td> <td>12,000</td> </tr> <tr> <td>P21 000081</td> <td>R23- NEW POOL</td> <td>09/2021</td> <td>03/2024</td> <td>38,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R22 210 | R23 NEW DTCH ACC BLDG 15X33 | 05/2022 | 03/2024 | 12,000 | P21 000081 | R23- NEW POOL | 09/2021 | 03/2024 | 38,000 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | |
| R22 210 | R23 NEW DTCH ACC BLDG 15X33 | 05/2022 | 03/2024 | 12,000 | | | | | | | | | | | | | | | | | | | | |
| P21 000081 | R23- NEW POOL | 09/2021 | 03/2024 | 38,000 | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | SIZEMORE, RICHARD D & LULA M | 10/02/2020 | 249,500 | YES | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | 1369/610 | HOOD, EMBRY L & | 03/15/2002 | 127,500 | YES | | | | | | | | | | | | | | | |
| | | | | | 960/284 | SEABURY, RICHARD R & | 06/10/1994 | 87,900 | Yes | | | | | | | | | | | | | | | |
| | | | | | 875/290 | SELLER | 02/27/1992 | 68,500 | Yes | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | |
| Remove Cap | 2021 | Land Value | 120,276 | 120,132 | 11% | 13,215 | Assessed | 35,031 | 3,431.64 | | | | | | | | | | | | | | | |
| Year Frozen | 2005 | Improvements | 200,905 | 198,329 | | 21,816 | Penalty | 0 | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -98.00 | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 321,181 | 318,461 | | 35,031 | Total Taxable | 34,031 | 3,334.00 | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | |
| 2025 | 2025-660019674 | KOLLER, JOHN E JR | | | 3 | 312,829 | 1000 | 33,011 | 3,234.00 | | | | | | | | | | | | | | | |
| 2024 | 2024-660019674 | KOLLER, JOHN E JR | | | 3 | 289,346 | 1000 | 29,956 | 2,878.00 | | | | | | | | | | | | | | | |
| 2023 | 2023-660019674 | KOLLER, JOHN E JR | | | 3 | 273,223 | 1000 | 29,055 | 2,723.00 | | | | | | | | | | | | | | | |
| 2022 | 2022-660019674 | KOLLER, JOHN E JR | | | 3 | 257,893 | 1000 | 26,673 | 2,613.00 | | | | | | | | | | | | | | | |
| 2021 | 2021-660019674 | KOLLER, JOHN E JR | | | 3 | 244,246 | 1000 | 25,867 | 2,502.00 | | | | | | | | | | | | | | | |
| 2020 | 2020-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 188,146 | 1000 | 13,025 | 1,258.00 | | | | | | | | | | | | | | | |
| 2019 | 2019-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 180,756 | 1000 | 13,025 | 1,259.00 | | | | | | | | | | | | | | | |
| 2018 | 2018-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 185,276 | 1000 | 13,025 | 1,212.00 | | | | | | | | | | | | | | | |
| 2017 | 2017-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 183,346 | 1000 | 13,025 | 1,225.00 | | | | | | | | | | | | | | | |
| 2016 | 2016-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 179,134 | 1000 | 13,025 | 1,226.00 | | | | | | | | | | | | | | | |
| 2015 | 2015-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 174,680 | 1000 | 13,025 | 1,235.00 | | | | | | | | | | | | | | | |
| 2014 | 2014-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 176,168 | 1000 | 13,025 | 1,247.00 | | | | | | | | | | | | | | | |
| 2013 | 2013-660019674 | SIZEMORE, RICHARD D & LULA M | | | 3 | 170,168 | 1000 | 13,026 | 1,220.00 | | | | | | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1212 #1 | |
|-----------------|----------------------------|----------------------------|---|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 1.0582 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 46,097.00 x 2.61 = 120,276 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 120,276 | | |



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/16/2022

| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 50% Veneer, Stone 50% Frame, Siding, Vinyl |
| Base/Total Area | 1,862 / 1,862 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,862 |
| Fixture/RghIn | 20 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 440 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1979 / 35 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 227,874 | 122.38 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 334,870 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|-----------|------------------|--|--|--|
| Base Cost | 100.57 | Total Misc Impr | + 20,030 | | | | |
| Roofing Adj | + 4.33 | Garage Cost | + 12,487 | | | | |
| Subfloor Adj | + -1.14 | Total RCN | = 272,082 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (44%) | - 119,716 | | | | |
| Plumbing Adj | + 13.43 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 152,366 | | | | |
| Adj Base Cost | = 128.66 | Lot Value | + 120,276 | | | | |
| Total Area | x 1,862 | Indicated Value | = 272,642 | | | | |
| Adjusted Cost | = 239,565 | Value Per SqFt | 146.42 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 152,366 | | |
| Lot Value | 120,276 | | |
| Indicated Value | 272,642 | 146.42 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 48,539 | | |
| Total Value | 321,181 | 172.49 | 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 | 47697 | | 120 | 120 | 23.88 | | 2,866 |
| PRCH | SLAB PORCH - COVERED | 47698 | | 530 | 530 | 22.77 | | 12,068 |



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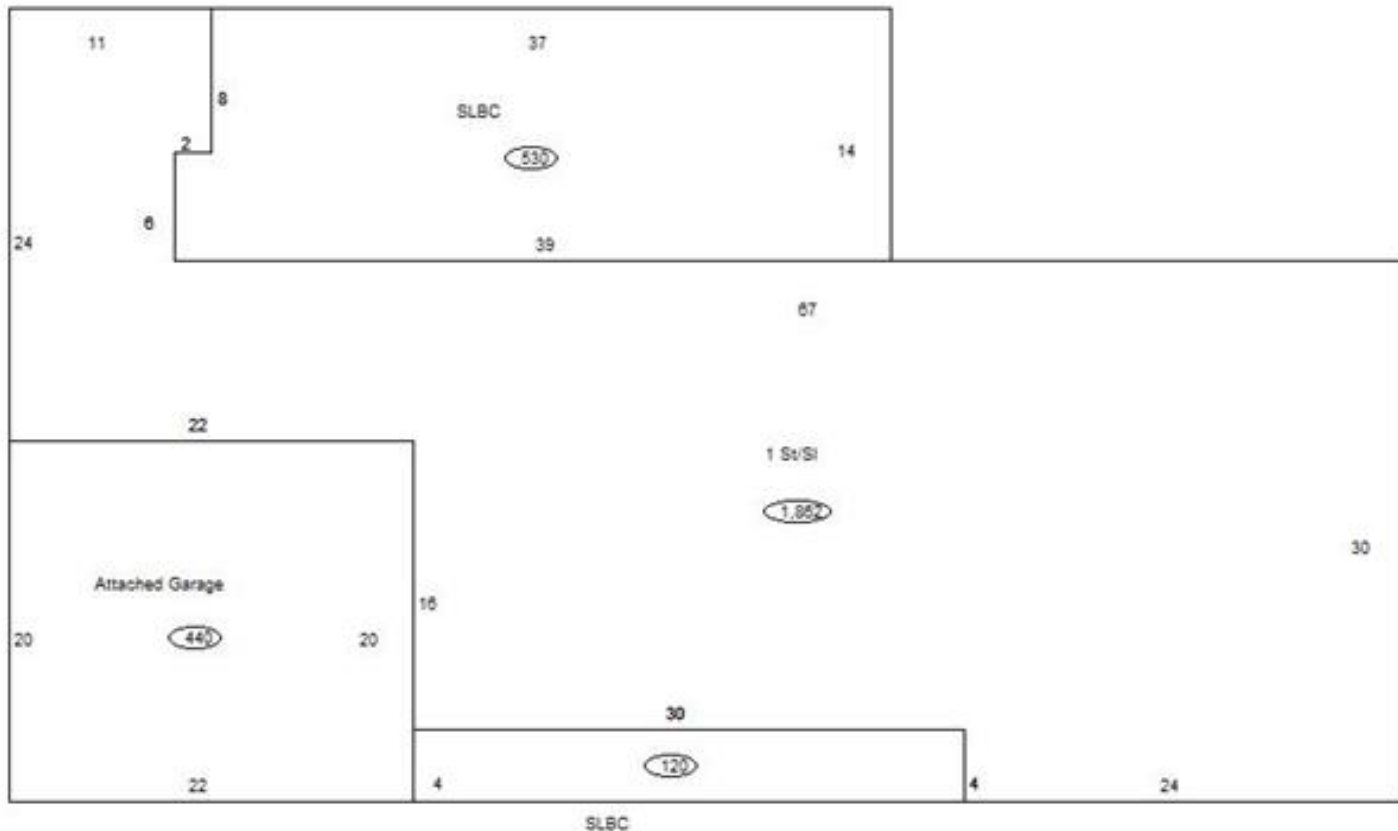
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Sketch Image

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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 | 1,862 | 1.000 | 1,862 |
| 2 | G | 1 | | 10 | Attached Garage | 440 | 1.000 | 440 |
| 3 | M | PRCH | | 10 | SLBC | 120 | 1.000 | 120 |
| 4 | M | PRCH | | 10 | SLBC | 530 | 1.000 | 530 |
| Total Building Area | | | | | | 1,862 | | 1,862 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|---------------------------|--------------------------|-----------------------|-------------------------------|---------------------------------|--------------|
|  | PLHR | Pool House - Residential | 15x15x8 | Concrete | Composition Shingle | 225 |
| | Qual | 1.5 | Cond 1.5 | Year 2024 | Eff Age 3 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (30% Phys/ % Func) | RCNLD |
| | Base Cost (86.99 x 225) | | 19,573 | 19,573 | 5,872 | 13,701 |
|  | PRCH | Slab Porch - Covered | 15x18x8 | Concrete | Composition Shingle | 270 |
| | Qual | 3 | Cond 3 | Year 2024 | Eff Age 2 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD |
| | Base Cost (26.08 x 270) | | 7,042 | 7,042 | 704 | 6,338 |
| | SG | SWIM-GUNITE | 0x0x0 | | | 1 |
| | Qual | 6 | Cond 6 | Year 2022 | Eff Age 1 | |
| Valuation Summary | | Modifier Total | RCN | Depr (5% Phys/ % Func) | RCNLD | |
| | Base Cost (30,000.00 x 1) | | 30,000 | 30,000 | 1,500 | 28,500 |
|  | STF | STG FAIR | 8x10x0 | | | 80 |
| | Qual | 2 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x 80) | | 374 | 374 | 374 | |