



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 660019759 Parcel ID 000000-00-0-00465-001-0010 Cadastral ID 23-21-14-03070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 280966 MOBERLY, TRACY LYNN TRUST 8627 N 165 E AVE OWASSO OK 74055-0000 Parcel Location Situs 08627 N 165TH E AVE Subdivision LOLLAR HEIGHTS Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																		
Legal Description Lot/Long: 36.27964635 -95.78802256																																		
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>9631</td> <td>R6 FOR NEW POLE BARN</td> <td>09/2005</td> <td>11/2005</td> <td>13,900</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9631	R6 FOR NEW POLE BARN	09/2005	11/2005	13,900															
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890/702	JENKINS, LARRY E	08/25/1992	92,500	Yes																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2003	Land Value	126,521	46,526	11%	5,118	Assessed	24,889	2,438.13																									
Year Frozen	0	Improvements	209,561	179,741		19,771	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																									
TIF Project ID	0	Total Value	336,082	226,267		24,889	Total Taxable	23,889	2,340.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660019759	MOBERLY, TRACY LYNN			3	320,917	1000	23,165	2,269.00																									
2024	2024-660019759	MOBERLY, TRACY LYNN			3	299,140	1000	22,461	2,158.00																									
2023	2023-660019759	MOBERLY, TRACY LYNN			3	230,656	1000	21,777	2,041.00																									
2022	2022-660019759	MOBERLY, TRACY LYNN			3	201,241	1000	21,114	2,069.00																									
2021	2021-660019759	GIBBS, KIMBERLY ANN &			3	195,181	1000	20,470	1,980.00																									
2020	2020-660019759	GIBBS, KIMBERLY ANN &			3	192,158	1000	19,945	1,927.00																									
2019	2019-660019759	GIBBS, KIMBERLY ANN &			3	184,863	1000	19,335	1,869.00																									
2018	2018-660019759	GIBBS, KIMBERLY ANN &			3	192,693	1000	20,196	1,880.00																									
2017	2017-660019759	GIBBS, KIMBERLY ANN &			3	191,191	1000	20,031	1,884.00																									
2016	2016-660019759	GIBBS, KIMBERLY ANN &			3	186,483	1000	19,473	1,833.00																									
2015	2015-660019759	GIBBS, KIMBERLY ANN &			3	180,696	1000	18,877	1,790.00																									
2014	2014-660019759	GIBBS, KIMBERLY ANN &			3	189,639	1000	19,394	1,856.00																									
2013	2013-660019759	GIBBS, KIMBERLY ANN &			3	179,998	1000	18,800	1,761.00																									



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1948		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,045.00 x 2.43 = 126,521		
Factor Value			
Adjustments	1.0000		
Lot Value	126,521		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,056 / 2,056
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,056
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	251,157 122.16 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	280,460 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	178,706
Lot Value	126,521
Indicated Value	305,227 148.46 Per SqFt
Agland Value	
Site Improvements	30,855
Total Value	336,082 163.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.82	Total Misc Impr	+ 13,104
Roofing Adj	+ 4.67	Garage Cost	+ 14,498
Subfloor Adj	+ -2.19	Total RCN	= 297,843
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 119,137
Plumbing Adj	+ 9.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 178,706
Adj Base Cost	= 131.44	Lot Value	+ 126,521
Total Area	x 2,056	Indicated Value	= 305,227
Adjusted Cost	= 270,241	Value Per SqFt	148.46

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	48075		9x5	45	26.79		1,206
PRCH	SLAB PORCH - COVERED	48076		20x12	240	26.18		6,283



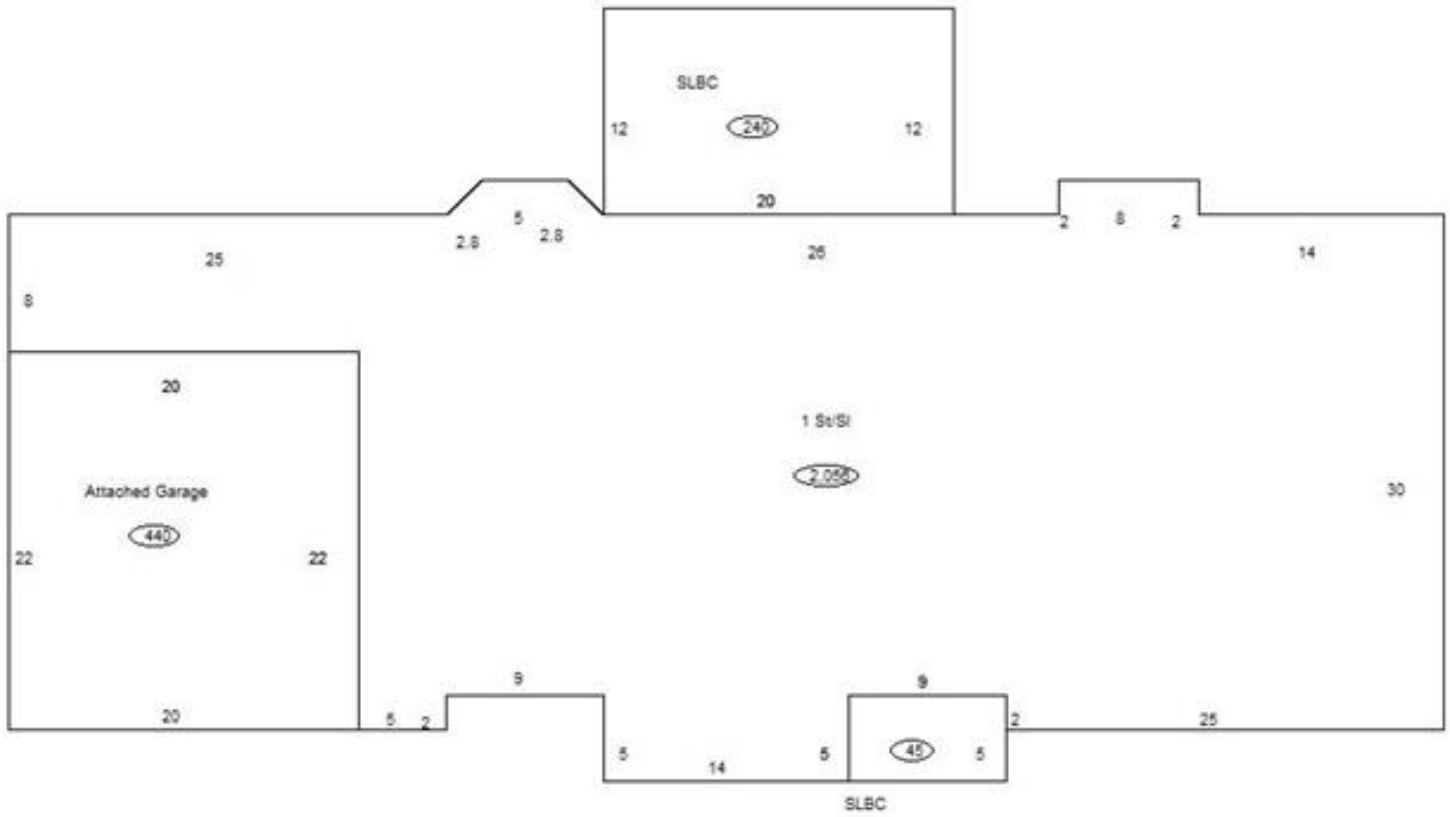
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Sketch Image

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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	2,056	1.000	2,056
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						2,056		2,056



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	5,445	30,855
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562	562	562	