



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 660019770 Parcel ID 000000-00-0-00522-001-0005 Cadastral ID 23-21-14-03190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 299974 WHITELEY, ROBERT LEE 16202 E 91ST ST N OWASSO OK 74055-0000 Parcel Location Situs 16202 E 91ST ST N Subdivision MORGANS ACRES 2 Lot/Block 0005 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022</p>																													
Legal Description Lat/Long: 36.28624050 -95.79176173																																		
W2 LOT 5 BLOCK 1 MORGANS ACRES 2 LESS E 180' THEREOF					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	2008/804	STEVENSON, ROGER & TONYA	01/30/2009	83,500	YES																									
PD	Add-Homestead	Yes	1,000	1,000	1238/719	WILLYARD, EVELYN	07/25/2000	0	No																									
					1221/502	WILLYARD, JOHN T &	03/17/2000	0	No																									
					1025/80	VADHAWKAR, VISHNU N &	05/09/1996	54,000	No																									
					974/725	COOK, SHELLEY RENEE &	11/17/1994	45,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2010	Land Value	60,259	29,540	11%	3,249	Assessed	10,313	1,010.26																									
Year Frozen	2026	Improvements	66,312	64,222		7,064	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-196.00																									
TIF Project ID	0	Total Value	126,571	93,762		10,313	Total Taxable	8,313	814.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660019770	WHITELEY, ROBERT LEE			3	125,295	0	10,014	981.00																									
2024	2024-660019770	WHITELEY, ROBERT LEE			3	129,804	0	9,537	916.00																									
2023	2023-660019770	WHITELEY, ROBERT LEE			3	93,411	0	9,082	851.00																									
2022	2022-660019770	WHITELEY, ROBERT LEE			3	78,639	0	8,650	847.00																									
2021	2021-660019770	WHITELEY, ROBERT LEE			3	80,484	0	8,853	856.00																									
2020	2020-660019770	WHITELEY, ROBERT LEE			3	79,348	0	8,728	843.00																									
2019	2019-660019770	WHITELEY, ROBERT LEE			3	77,171	0	8,489	821.00																									
2018	2018-660019770	WHITELEY, ROBERT LEE			3	81,102	0	8,921	830.00																									
2017	2017-660019770	WHITELEY, ROBERT LEE			3	80,270	0	8,830	831.00																									
2016	2016-660019770	WHITELEY, ROBERT LEE			3	78,658	0	8,652	815.00																									
2015	2015-660019770	WHITELEY, ROBERT LEE			3	77,537	0	8,529	809.00																									
2014	2014-660019770	WHITELEY, ROBERT LEE			3	78,173	0	8,599	823.00																									
2013	2013-660019770	WHITELEY, ROBERT LEE			3	74,862	0	8,235	771.00																									



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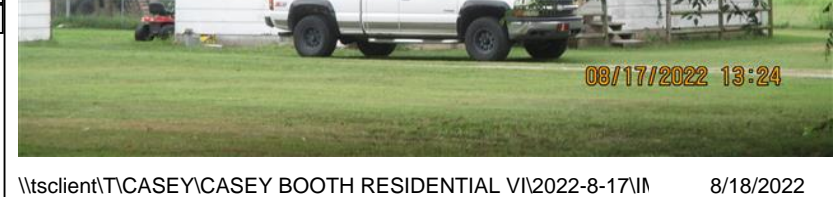
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1389 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,611.00 x 1.21 = 60,259 Factor Value Adjustments 1.0000 Lot Value 60,259		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	83,587	93.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,312		
Lot Value	60,259		
Indicated Value	118,571	132.33	Per SqFt
Agland Value			
Site Improvements	8,000		
Total Value	126,571	141.26	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.31	Total Misc Impr	+	1,350			
Roofing Adj	+ 4.45	Garage Cost	+				
Subfloor Adj	+ 2.56	Total RCN	=	102,302			
Heat/Cool Adj	+ 0.76	Depreciation (43%)	-	43,990			
Plumbing Adj	+ 5.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	58,312			
Adj Base Cost	= 112.67	Lot Value	+	60,259			
Total Area	x 896	Indicated Value	=	118,571			
Adjusted Cost	= 100,952	Value Per SqFt		132.33			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48124	16x4		64	21.09		1,350



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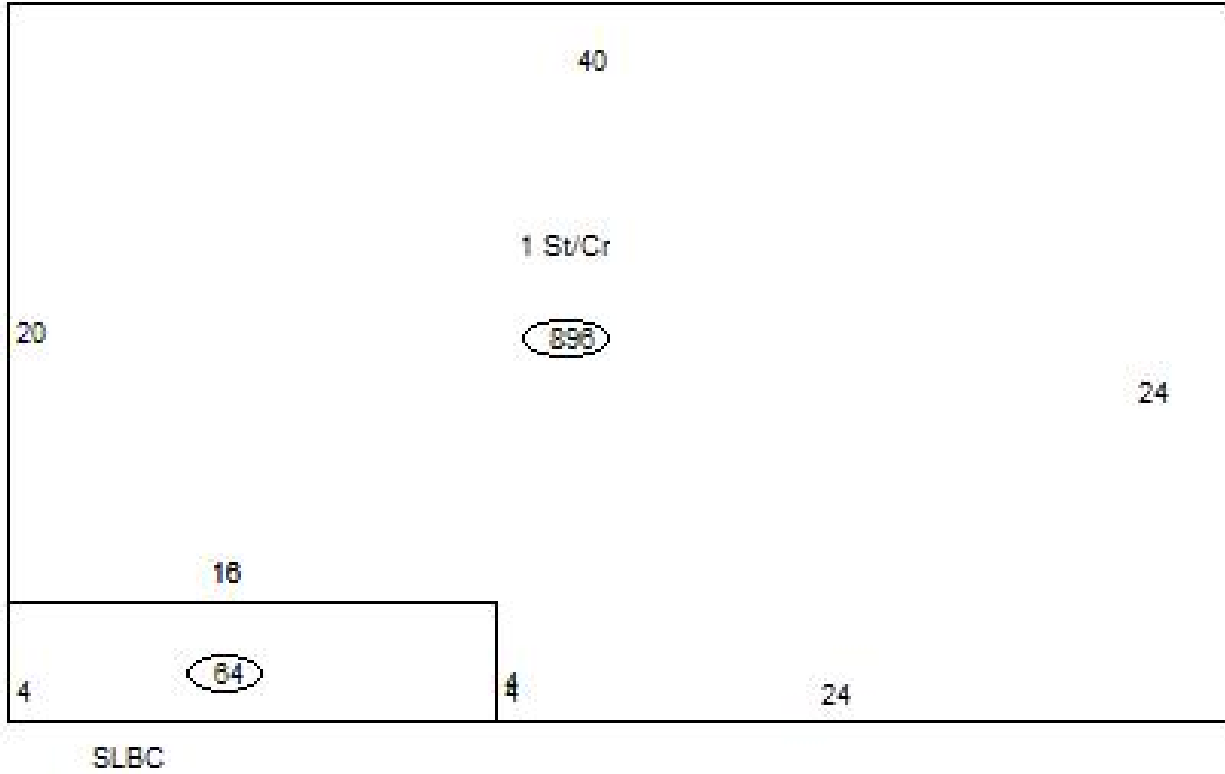
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	896	1.000	896
2	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						896		896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x25x0			625
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 625)	10,000	10,000	2,000	8,000