



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:38:21  
Page 1

Assessment Data					Primary Image									
Account	660019808													
Parcel ID	000000-00-0-00522-001-0031													
Cadastral ID	23-21-14-03570													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	4											
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	138734													
ARRINGTON, THOMAS R														
16520 E 95TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16520 95TH ST													
Subdivision	MORGANS ACRES 2													
Lot/Block	0031 / 0001	Parcel Size	2.5 - Lots											
Sec/Twn/Rng	23 / 21 / 14 / 5													
Neighborhood	1069 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29076818 -95.78588383														
E2 LOT 31 BLOCK 1 MORGANS ACRES 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 colspan="5"> </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	850/233			78,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	89,600	51,494	11%	5,664	Assessed	13,486	1,321.09					
Year Frozen	2025	Improvements	123,724	71,106		7,822	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	213,324	122,600		13,486	Total Taxable	12,486	1,223.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019808	ARRINGTON, THOMAS R			3	209,764	1000	12,486	1,223.00					
2024	2024-660019808	ARRINGTON, THOMAS R			3	217,768	1000	12,094	1,162.00					
2023	2023-660019808	ARRINGTON, THOMAS R &			3	115,564	1000	11,712	1,098.00					
2022	2022-660019808	ARRINGTON, THOMAS R &			3	112,930	1000	11,422	1,119.00					
2021	2021-660019808	ARRINGTON, THOMAS R &			3	113,836	1000	11,522	1,115.00					
2020	2020-660019808	ARRINGTON, THOMAS R &			3	116,102	1000	11,600	1,121.00					
2019	2019-660019808	ARRINGTON, THOMAS R &			3	111,212	1000	11,233	1,086.00					
2018	2018-660019808	ARRINGTON, THOMAS R &			3	122,729	1000	12,500	1,164.00					
2017	2017-660019808	ARRINGTON, THOMAS R &			3	121,858	1000	12,404	1,167.00					
2016	2016-660019808	ARRINGTON, THOMAS R &			3	119,115	1000	12,103	1,139.00					
2015	2015-660019808	ARRINGTON, THOMAS R &			3	115,906	1000	11,750	1,114.00					
2014	2014-660019808	ARRINGTON, THOMAS R &			3	120,117	1000	11,448	1,096.00					
2013	2013-660019808	ARRINGTON, THOMAS R &			3	117,569	1000	11,084	1,038.00					



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:38:21  
 Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4616 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 107,227.00 x .84 = 89,600 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 89,600		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,341 / 2,017
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,000 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1958 / 51



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	245,728	121.83	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	156,270		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.89	<b>Total Misc Impr</b>	+ 14,281				
<b>Roofing Adj</b>	+ 3.32	<b>Garage Cost</b>	+ 29,790				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 281,190				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 56%)</b>	- 157,466				
<b>Plumbing Adj</b>	+ 5.71	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 123,724				
<b>Adj Base Cost</b>	= 117.56	<b>Lot Value</b>	+ 89,600				
<b>Total Area</b>	x 2,017	<b>Indicated Value</b>	= 213,324				
<b>Adjusted Cost</b>	= 237,119	<b>Value Per SqFt</b>	105.76				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	123,724		
<b>Lot Value</b>	89,600		
<b>Indicated Value</b>	213,324	105.76	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	213,324	105.76	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	48258	26x8		208	26.28		5,466
SUN	Sunroom	48261	16x8		128	25.00		3,200



# Rogers

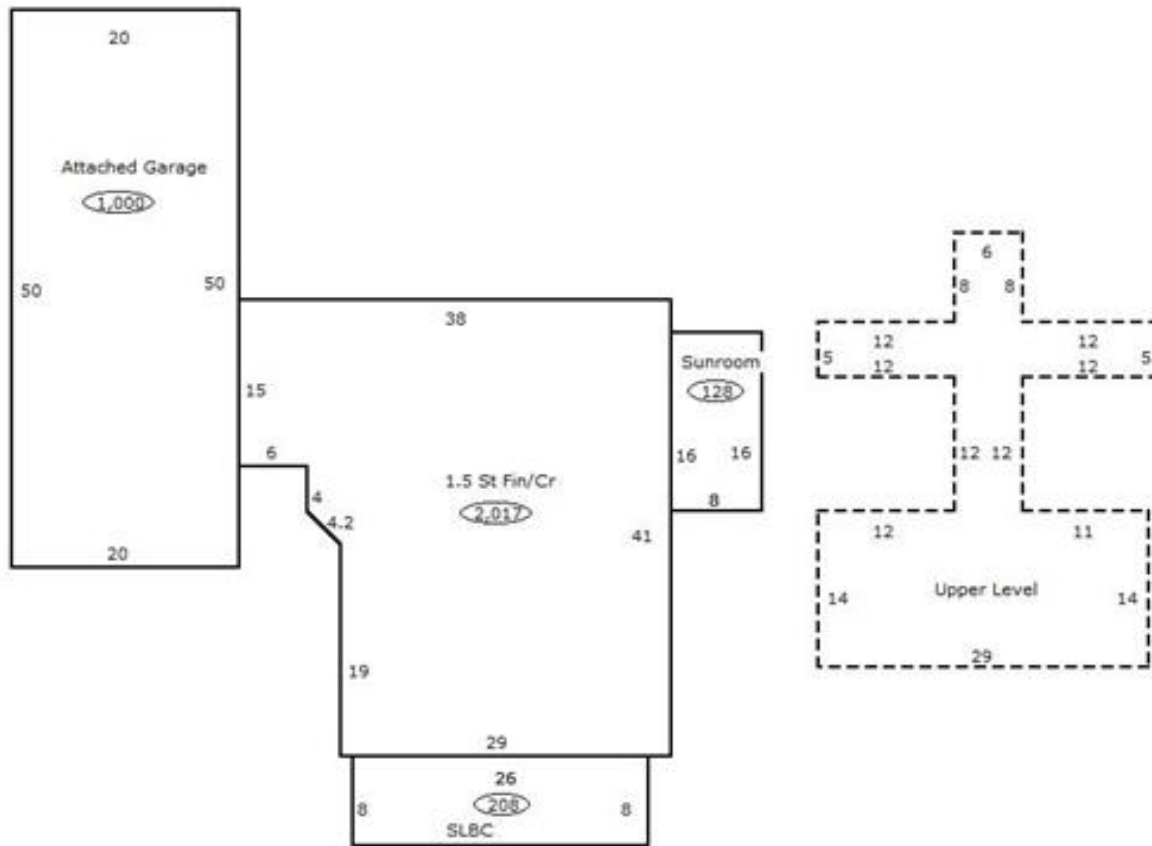
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:38:21  
 Page 3

### Sketch Image

660019808



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,341	1.504	2,017
2	M	PRCH		13	SLBC	208	1.000	208
3	U	^UL	Overhang	13	Upper Level	676	1.000	676
4	G	1		13	Attached Garage	1,000	1.000	1,000
5	M	SUN		13	Sunroom	128	1.000	128
<b>Total Building Area</b>						1,341		2,017



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:38:21  
Page 4

660019808

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	6x10x0			60
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 60)		281		281	281	