



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	660019826													
Parcel ID	000000-00-0-00864-001-0004													
Cadastral ID	23-21-14-03730													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	349481													
HUBBARD, DONALD J														
8611 N 163RD E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	08611 N 163RD E AVE													
Subdivision	VAN LEE													
Lot/Block	0004 / 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 Lat/Long: 36.28017565 -95.79018268														
Building Permits														
LOT 4 BLOCK 1 VAN LEE														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	CHAMP, NATHAN	02/25/2026	281,500	YES					
					/	ROBERSON, OWEN E &	03/24/2020	166,000	YES					
					2712/866	ROBERSON, OWEN E &	05/09/2018	0	4					
					2589/896	JOHNSON, WILLIAM E &	10/27/2016	139,000	YES					
					1111/43	PRICE, RICHARD BARRY	04/30/1998	60,000	No					
					1092/252	CRASE, WENDY MECHELLE	12/12/1997	79,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	2027	Land Value	104,031	65,297	11%	7,183	Assessed	20,448	2,003.09					
Year Frozen	0	Improvements	120,596	120,596		13,265	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	224,627	185,893		20,448	Total Taxable	19,448	1,905.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019826	CHAMP, NATHAN			3	223,282	1000	18,852	1,847.00					
2024	2024-660019826	CHAMP, NATHAN			3	216,420	1000	18,275	1,756.00					
2023	2023-660019826	CHAMP, NATHAN			3	185,412	1000	17,713	1,660.00					
2022	2022-660019826	CHAMP, NATHAN			3	165,166	1000	17,169	1,682.00					
2021	2021-660019826	CHAMP, NATHAN			3	166,719	0	18,340	1,774.00					
2020	2020-660019826	CHAMP, NATHAN			3	139,609	0	15,357	1,483.00					
2019	2019-660019826	ROBERSON, OWEN E &			3	136,340	0	14,998	1,450.00					
2018	2018-660019826	ROBERSON, OWEN E &			3	142,905	0	15,720	1,463.00					
2017	2017-660019826	ROBERSON, OWEN E &			3	141,629	0	15,580	1,465.00					
2016	2016-660019826	JOHNSON, WILLIAM E &			3	133,816	0	14,720	1,386.00					
2015	2015-660019826	JOHNSON, WILLIAM E &			3	130,501	0	14,355	1,361.00					
2014	2014-660019826	JOHNSON, WILLIAM E &			3	132,737	0	14,538	1,392.00					
2013	2013-660019826	JOHNSON, WILLIAM E &			3	127,835	0	13,846	1,297.00					



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8845							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	38,530.00 x 2.70 = 104,031							
Factor Value								
Adjustments	1.0000							
Lot Value	104,031							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood							
Base/Total Area	1,320 / 1,320							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,320							
Fixture/RghIn	16 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	324 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1977 / 37							
Cost Approach Manual : 01/2025								
Base Cost	108.25	Total Misc Impr	+	5,821				
Roofing Adj	+ 4.45	Garage Cost	+	10,086				
Subfloor Adj	+ -1.15	Total RCN	=	198,437				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	91,281				
Plumbing Adj	+ 15.26	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	107,156				
Adj Base Cost	= 138.28	Lot Value	+	104,031				
Total Area	x 1,320	Indicated Value	=	211,187				
Adjusted Cost	= 182,530	Value Per SqFt		159.99				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	147,299	111.59	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	8							
Indicated Value	232,280	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	107,156							
Lot Value	104,031							
Indicated Value	211,187	159.99	Per SqFt					
Agland Value								
Site Improvements	13,440							
Total Value	224,627	170.17	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	48326	6x5		30	24.17		725

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



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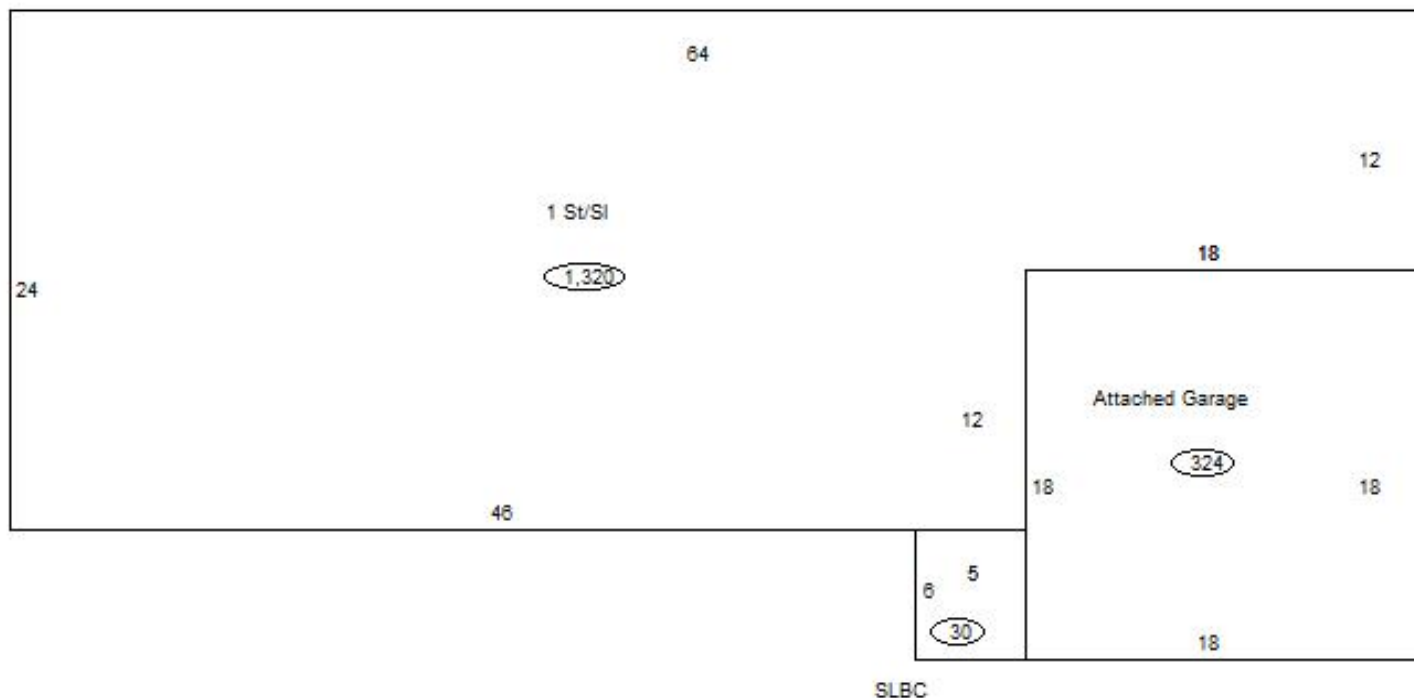
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Sketch Image

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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	1,320	1.000	1,320
2	M	PRCH		10	SLBC	30	1.000	30
3	G	1		10	Attached Garage	324	1.000	324
Total Building Area						1,320		1,320



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x35x0			1,050
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,050)	16,800	16,800	3,360	13,440