



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:50
Page 1

Assessment Data					Primary Image														
Account 660019829 Parcel ID 000000-00-0-00864-001-0007 Cadastral ID 23-21-14-03750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 258471 CORLEY, LARRY A & SHARON A 8849 N 163RD E AVE OWASSO OK 74055-0000																			
Parcel Location Situs 08849 N 163RD E AVE Subdivision VAN LEE Lot/Block 0007 / 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: 36.28147858 -95.79015607					Building Permits														
LOT 7 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	955/265	DOWNS, JOHN H	04/28/1994	71,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	100,864	49,630	11%	5,459	Assessed	18,788	1,840.47										
Year Frozen	0	Improvements	121,672	121,177		13,329	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0	Total Value	222,536	170,807		18,788	Total Taxable	17,788	1,743.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019829	CORLEY, LARRY A &			3	218,513	1000	17,241	1,689.00										
2024	2024-660019829	CORLEY, LARRY A &			3	212,484	1000	16,710	1,605.00										
2023	2023-660019829	CORLEY, LARRY A &			3	171,607	1000	16,195	1,518.00										
2022	2022-660019829	CORLEY, LARRY A &			3	151,762	1000	15,694	1,538.00										
2021	2021-660019829	CORLEY, LARRY A &			3	158,633	1000	15,756	1,524.00										
2020	2020-660019829	CORLEY, LARRY A &			3	156,244	1000	15,268	1,475.00										
2019	2019-660019829	CORLEY, LARRY A &			3	150,741	1000	14,795	1,430.00										
2018	2018-660019829	CORLEY, LARRY A &			3	156,661	1000	14,334	1,334.00										
2017	2017-660019829	CORLEY, LARRY A &			3	155,485	1000	13,887	1,306.00										
2016	2016-660019829	CORLEY, LARRY A &			3	151,819	1000	13,454	1,267.00										
2015	2015-660019829	CORLEY, LARRY A &			3	147,702	1000	13,034	1,236.00										
2014	2014-660019829	CORLEY, LARRY A &			3	146,583	1000	12,624	1,208.00										
2013	2013-660019829	CORLEY, LARRY A &			3	139,217	1000	12,228	1,146.00										



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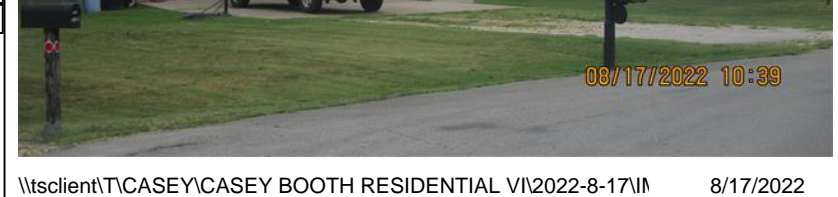
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Date 04/16/2026
Time 22:51:50
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8576	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,357.00 x 2.70 = 100,864	
Factor Value		
Adjustments	1.0000	
Lot Value	100,864	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	195,530	120.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	295,910 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,672		
Lot Value	100,864		
Indicated Value	222,536	136.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,536	136.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.30	Total Misc Impr	+	12,356			
Roofing Adj	+ 4.45	Garage Cost	+	22,170			
Subfloor Adj	+ -1.15	Total RCN	=	238,573			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	116,901			
Plumbing Adj	+ 6.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,672			
Adj Base Cost	= 125.49	Lot Value	+	100,864			
Total Area	x 1,626	Indicated Value	=	222,536			
Adjusted Cost	= 204,047	Value Per SqFt		136.86			

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	48340	12x6		72	24.04		1,731
PRCH	SLAB PORCH - COVERED	48341	10x3		30	24.17		725
PRCH	SLAB PORCH - COVERED	48342	34x6		204	23.55		4,804



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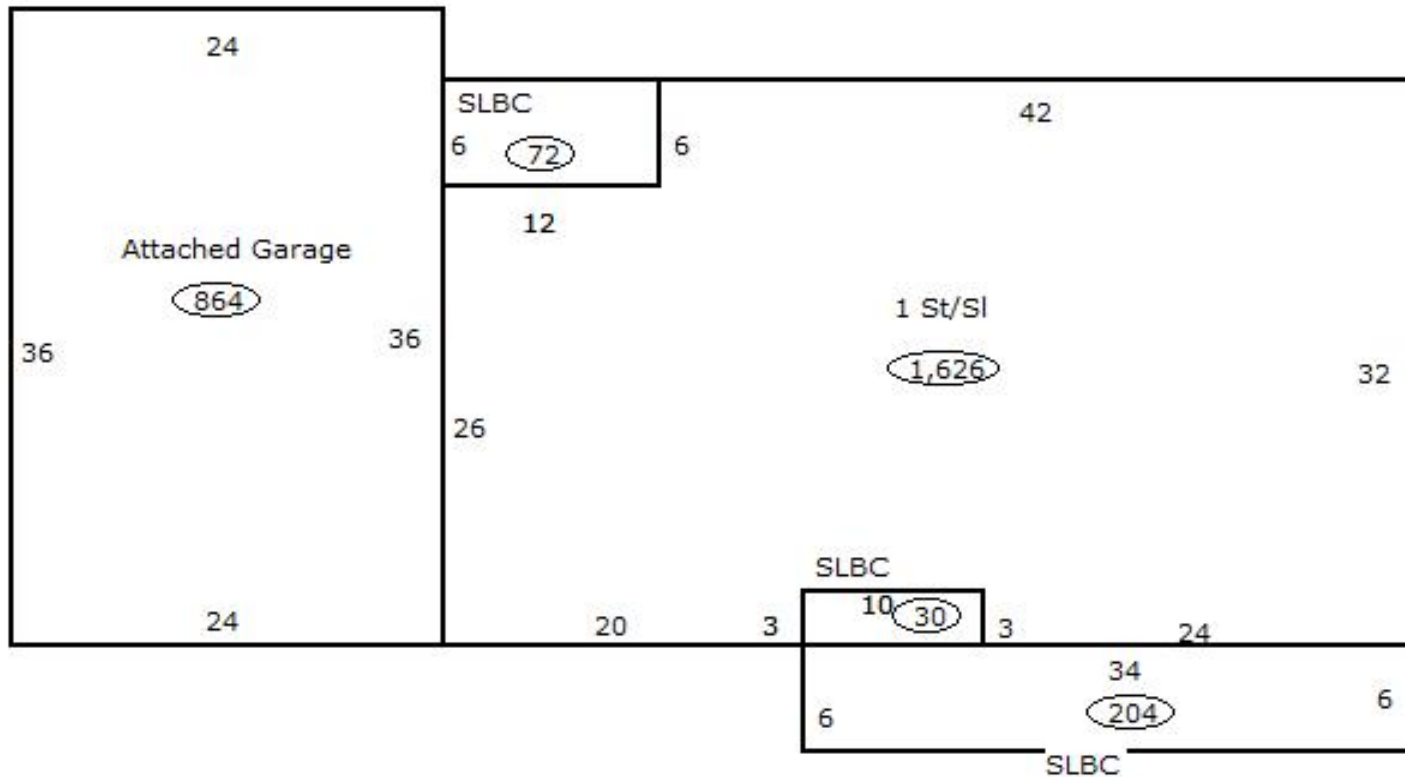
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Date 04/16/2026
 Time 22:51:50
 Page 3

Sketch Image

660019829



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,626	1.000	1,626
2	G	1		13	Attached Garage	864	1.000	864
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	30	1.000	30
5	M	PRCH		13	SLBC	204	1.000	204
Total Building Area						1,626		1,626



Rogers


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Date 04/16/2026
Time 22:51:50
Page 4

660019829

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x18x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 288)		1,348		1,348	1,348	