



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:07:14  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660019835 <b>Parcel ID</b> 000000-00-0-00864-002-0005 <b>Cadastral ID</b> 23-21-14-03810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 254680 OWENS, KARL M  8749 N 162ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08749 N 162ND E AVE <b>Subdivision</b> VAN LEE <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.28060858 -95.79195450																																																						
<b>Building Permits</b>					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	895/292	REEL, LEON	09/18/1992	60,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 104,884</td> <td>41,168</td> <td>11%</td> <td>4,528</td> <td>Assessed</td> <td>18,222</td> <td>1,785.03</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 127,886</td> <td>124,494</td> <td></td> <td>13,694</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 232,770</td> <td>165,662</td> <td></td> <td>18,222</td> <td>Total Taxable</td> <td>17,222</td> <td>1,687.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 104,884	41,168	11%	4,528	Assessed	18,222	1,785.03	Year Frozen	0	Improvements 127,886	124,494		13,694	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 232,770	165,662		18,222	Total Taxable	17,222	1,687.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019835	OWENS, KARL M	3	226,698	1000	16,692	1,635.00																																															
2024	2024-660019835	OWENS, TAMMY Y & KARL M	3	219,960	1000	16,178	1,554.00																																															
2023	2023-660019835	OWENS, TAMMY Y & KARL M	3	171,785	1000	15,676	1,469.00																																															
2022	2022-660019835	OWENS, TAMMY Y & KARL M	3	152,734	1000	15,191	1,488.00																																															
2021	2021-660019835	OWENS, KARL M	3	157,984	1000	14,720	1,424.00																																															
2020	2020-660019835	OWENS, KARL M	3	155,722	1000	14,262	1,378.00																																															
2019	2019-660019835	OWENS, KARL M	3	150,541	1000	13,817	1,336.00																																															
2018	2018-660019835	OWENS, KARL M	3	154,549	1000	13,385	1,246.00																																															
2017	2017-660019835	OWENS, KARL M	3	153,447	1000	12,967	1,220.00																																															
2016	2016-660019835	OWENS, KARL M	3	149,969	1000	12,560	1,183.00																																															
2015	2015-660019835	OWENS, KARL M	3	146,106	1000	12,165	1,154.00																																															
2014	2014-660019835	OWENS, KARL M	3	147,233	1000	11,781	1,128.00																																															
2013	2013-660019835	OWENS, KARL M	3	139,881	1000	11,409	1,069.00																																															




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Date 04/16/2026  
Time 22:07:14  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8918 <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> 38,846.00 x 2.70 = 104,884 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 104,884		 <p>08/17/2022 10:52</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,495 / 1,495
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,495
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

### 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>Adjusted R</b>	0.8445
<b>Indicated Value</b>	178,140 119.16 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	240,950 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	112,572
<b>Lot Value</b>	104,884
<b>Indicated Value</b>	217,456 145.46 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	15,314
<b>Total Value</b>	232,770 155.70 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	100.75	<b>Total Misc Impr</b>	+ 7,581
<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+ 14,325
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 208,467
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	- 95,895
<b>Plumbing Adj</b>	+ 9.41	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 112,572
<b>Adj Base Cost</b>	= 124.79	<b>Lot Value</b>	+ 104,884
<b>Total Area</b>	x 1,495	<b>Indicated Value</b>	= 217,456
<b>Adjusted Cost</b>	= 186,561	<b>Value Per SqFt</b>	145.46

### 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	48366		7x6	42	24.14		1,014
PATO	SLAB PORCH - OPEN	48367		14x10	140	10.51		1,471

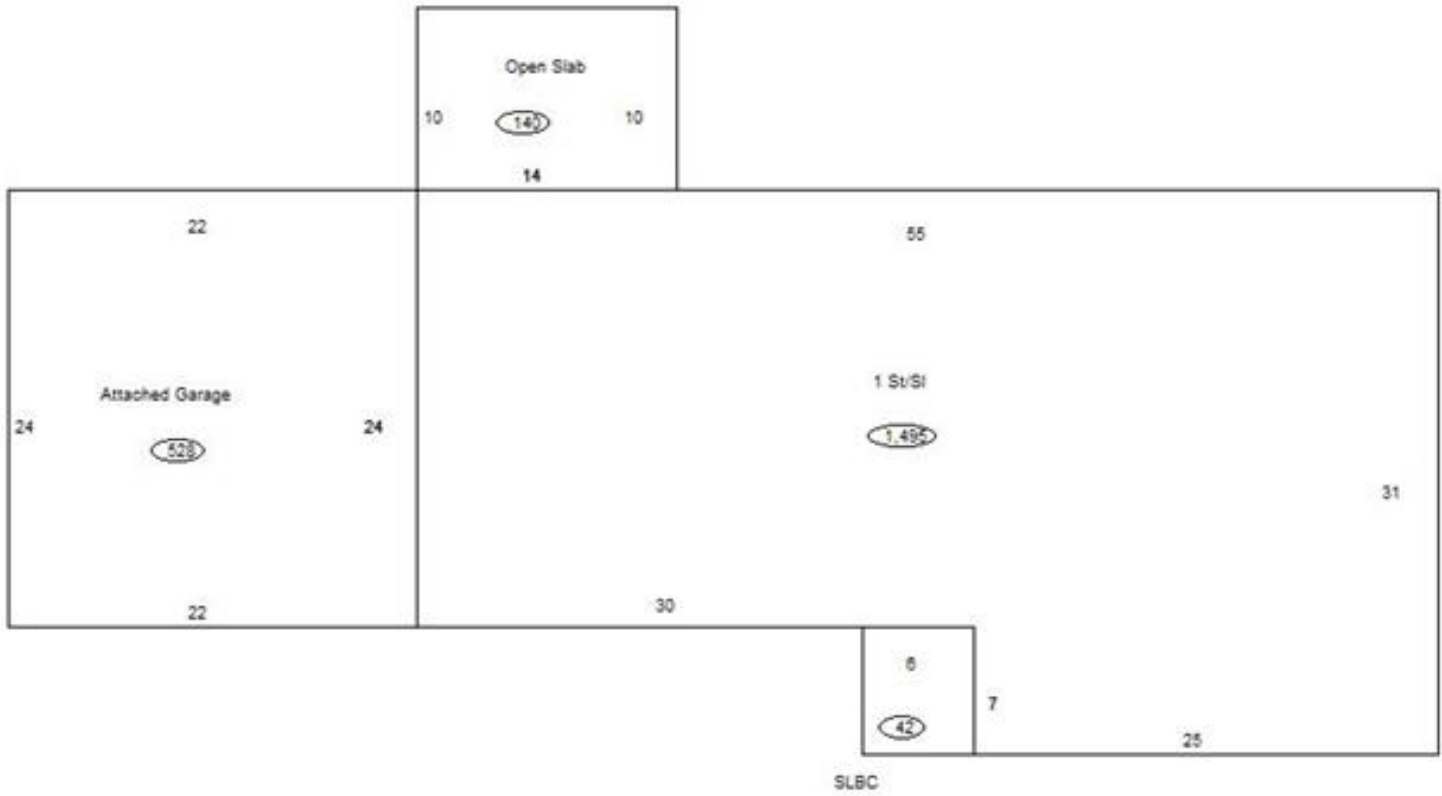


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 Time 22:07:14  
 Page 3

Sketch Image

660019835



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,495	1.000	1,495
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PATO		10	Open Slab	140	1.000	140
<b>Total Building Area</b>						1,495		1,495



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Time 22:07:14  
Page 4

660019835

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x24x0			576
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (31.28 x 576)		18,017	18,017	2,703		15,314