



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
<b>Account</b> 660019842 <b>Parcel ID</b> 000000-00-0-00864-002-0012 <b>Cadastral ID</b> 23-21-14-03880 <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> 290989 GOSNELL, CARRIE L &  DONALD W 8608 N 163RD E AVE OWASSO OK 74055-0000																																																										
<b>Parcel Location</b> <b>Situs</b> 08608 N 163RD E AVE <b>Subdivision</b> VAN LEE <b>Lot/Block</b> 0012 / 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> Lat/Long: 36.27974446 -95.79119663					<b>Building Permits</b>																																																					
LOT 12 BLOCK 2 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																																												
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<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	1745/469	BARRETT, DONNA JEAN	01/12/2006	122,500	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>2007</td> <td>Land Value</td> <td>105,216</td> <td>41,225</td> <td>11%</td> <td>4,535</td> <td>Assessed</td> <td>14,085</td> <td>1,379.77</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>93,914</td> <td>86,815</td> <td></td> <td>9,550</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>199,130</td> <td>128,040</td> <td></td> <td>14,085</td> <td>Total Taxable</td> <td>13,085</td> <td>1,282.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2007	Land Value	105,216	41,225	11%	4,535	Assessed	14,085	1,379.77	Year Frozen	0	Improvements	93,914	86,815		9,550	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	199,130	128,040		14,085	Total Taxable	13,085	1,282.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660019842	GOSNELL, CARRIE L &	3	196,462	1000	12,675	1,242.00																																																			
2024	2024-660019842	GOSNELL, CARRIE L &	3	187,786	1000	12,276	1,179.00																																																			
2023	2023-660019842	GOSNELL, CARRIE L &	3	137,689	1000	11,889	1,114.00																																																			
2022	2022-660019842	GOSNELL, CARRIE L &	3	113,764	1000	11,514	1,128.00																																																			
2021	2021-660019842	GOSNELL, CARRIE L &	3	114,413	1000	11,585	1,121.00																																																			
2020	2020-660019842	GOSNELL, CARRIE L &	3	112,874	1000	11,416	1,103.00																																																			
2019	2019-660019842	GOSNELL, CARRIE L &	3	111,052	1000	11,216	1,084.00																																																			
2018	2018-660019842	GOSNELL, CARRIE L &	3	121,640	1000	12,380	1,152.00																																																			
2017	2017-660019842	GOSNELL, CARRIE L &	3	120,772	1000	12,285	1,156.00																																																			
2016	2016-660019842	GOSNELL, CARRIE L &	3	118,172	1000	11,999	1,130.00																																																			
2015	2015-660019842	GOSNELL, CARRIE L &	3	118,993	1000	11,726	1,112.00																																																			
2014	2014-660019842	GOSNELL, CARRIE L &	3	119,830	1000	11,356	1,087.00																																																			
2013	2013-660019842	GOSNELL, CARRIE L &	3	118,952	1000	10,996	1,030.00																																																			



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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> 0.8946 <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> 38,969.00 x 2.70 = 105,216 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 105,216		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,525 / 1,525
<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>	1,525
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 53



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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>	153,284	100.51	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	225,400		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	93,914		
<b>Lot Value</b>	105,216		
<b>Indicated Value</b>	199,130	130.58	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	199,130	130.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	112.40	<b>Total Misc Impr</b>	+	12,125			
<b>Roofing Adj</b>	+ 4.49	<b>Garage Cost</b>	+	12,507			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	229,058			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 59%)</b>	-	135,144			
<b>Plumbing Adj</b>	+ 6.84	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	93,914			
<b>Adj Base Cost</b>	= 134.05	<b>Lot Value</b>	+	105,216			
<b>Total Area</b>	x 1,525	<b>Indicated Value</b>	=	199,130			
<b>Adjusted Cost</b>	= 204,426	<b>Value Per SqFt</b>		130.58			

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	48391	19x15		285	23.30		6,641
PRCH	SLAB PORCH - COVERED	48392	4x4		16	24.22		388



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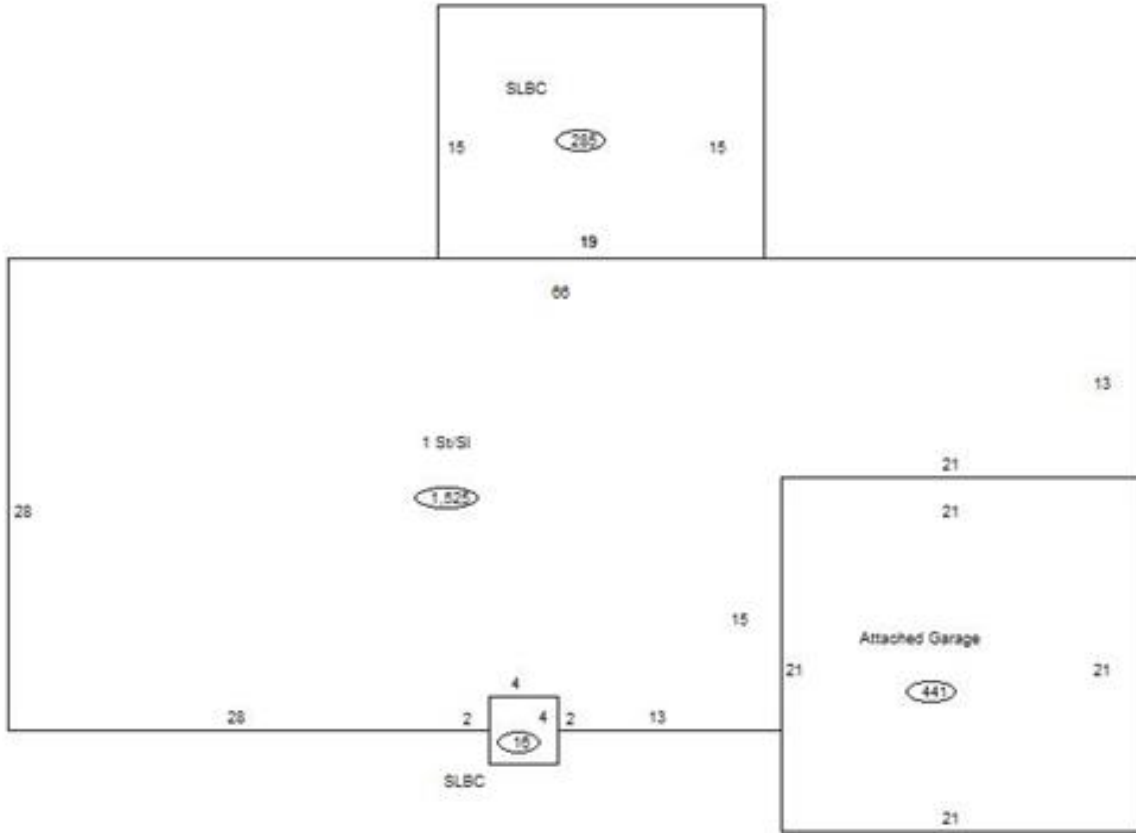
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Sketch Image

660019842



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,525	1.000	1,525
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	285	1.000	285
4	M	PRCH		10	SLBC	16	1.000	16
<b>Total Building Area</b>						1,525		1,525