



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 660019844 Parcel ID 000000-00-0-00864-002-0014 Cadastral ID 23-21-14-03900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 289944 TOBAR, WILLIAM E 16285 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16285 E 86TH ST N Subdivision VAN LEE Lot/Block 0014 / 0002 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: 36.27885116 -95.79115074 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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" style="height: 100px;"> </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 | 1711/183 995/545 | STOTTS, EDGAR LEONARD & CHILDERS, CLARK | 08/26/2005 07/13/1995 | 97,500 72,000 | YES Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | <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>2006</td> <td>Land Value 102,535</td> <td>57,276</td> <td>11%</td> <td>6,300</td> <td>Assessed</td> <td>16,067</td> <td>1,573.92</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 88,794</td> <td>88,794</td> <td></td> <td>9,767</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 191,329</td> <td>146,070</td> <td></td> <td>16,067</td> <td>Total Taxable</td> <td>15,067</td> <td>1,476.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2006 | Land Value 102,535 | 57,276 | 11% | 6,300 | Assessed | 16,067 | 1,573.92 | Year Frozen | 0 | Improvements 88,794 | 88,794 | | 9,767 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -98.00 | TIF Project ID | 0 | Total Value 191,329 | 146,070 | | 16,067 | Total Taxable | 15,067 | 1,476.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2006 | Land Value 102,535 | 57,276 | 11% | 6,300 | Assessed | 16,067 | 1,573.92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 88,794 | 88,794 | | 9,767 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -98.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 191,329 | 146,070 | | 16,067 | Total Taxable | 15,067 | 1,476.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660019844 | TOBAR, WILLIAM E | 3 | 190,358 | 1000 | 14,600 | 1,430.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660019844 | TOBAR, WILLIAM E | 3 | 192,306 | 1000 | 14,145 | 1,359.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660019844 | TOBAR, WILLIAM E | 3 | 153,187 | 1000 | 13,704 | 1,284.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660019844 | TOBAR, WILLIAM E | 3 | 129,783 | 1000 | 13,276 | 1,301.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660019844 | TOBAR, WILLIAM E | 3 | 130,535 | 1000 | 13,359 | 1,292.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660019844 | TOBAR, WILLIAM E | 3 | 128,699 | 1000 | 13,074 | 1,263.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660019844 | TOBAR, WILLIAM E | 3 | 124,221 | 1000 | 12,664 | 1,224.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660019844 | TOBAR, WILLIAM E | 3 | 126,834 | 1000 | 12,952 | 1,206.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660019844 | TOBAR, WILLIAM E | 3 | 125,914 | 1000 | 12,851 | 1,209.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660019844 | TOBAR, WILLIAM E | 3 | 123,137 | 1000 | 12,545 | 1,181.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660019844 | TOBAR, WILLIAM E | 3 | 121,272 | 1000 | 12,340 | 1,170.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660019844 | TOBAR, WILLIAM E | 3 | 122,119 | 1000 | 12,224 | 1,170.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660019844 | TOBAR, WILLIAM E | 3 | 117,021 | 1000 | 11,839 | 1,109.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1212 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 0.8718 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 37,976.00 x 2.70 = 102,535 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 102,535 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 90% Veneer, Masonry 10% Frame, Siding, Wood |
| Base/Total Area | 1,084 / 1,084 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,084 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 560 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1979 / 47 |



\\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 | 142,332 | 131.30 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 109.82 | Total Misc Impr | + | 19,365 | | | |
| Roofing Adj | + 4.67 | Garage Cost | + | 14,986 | | | |
| Subfloor Adj | + -1.22 | Total RCN | = | 183,650 | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (54%) | - | 99,171 | | | |
| Plumbing Adj | + 12.99 | Lump Sums | + | 4,315 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 88,794 | | | |
| Adj Base Cost | = 137.73 | Lot Value | + | 102,535 | | | |
| Total Area | x 1,084 | Indicated Value | = | 191,329 | | | |
| Adjusted Cost | = 149,299 | Value Per SqFt | | 176.50 | | | |

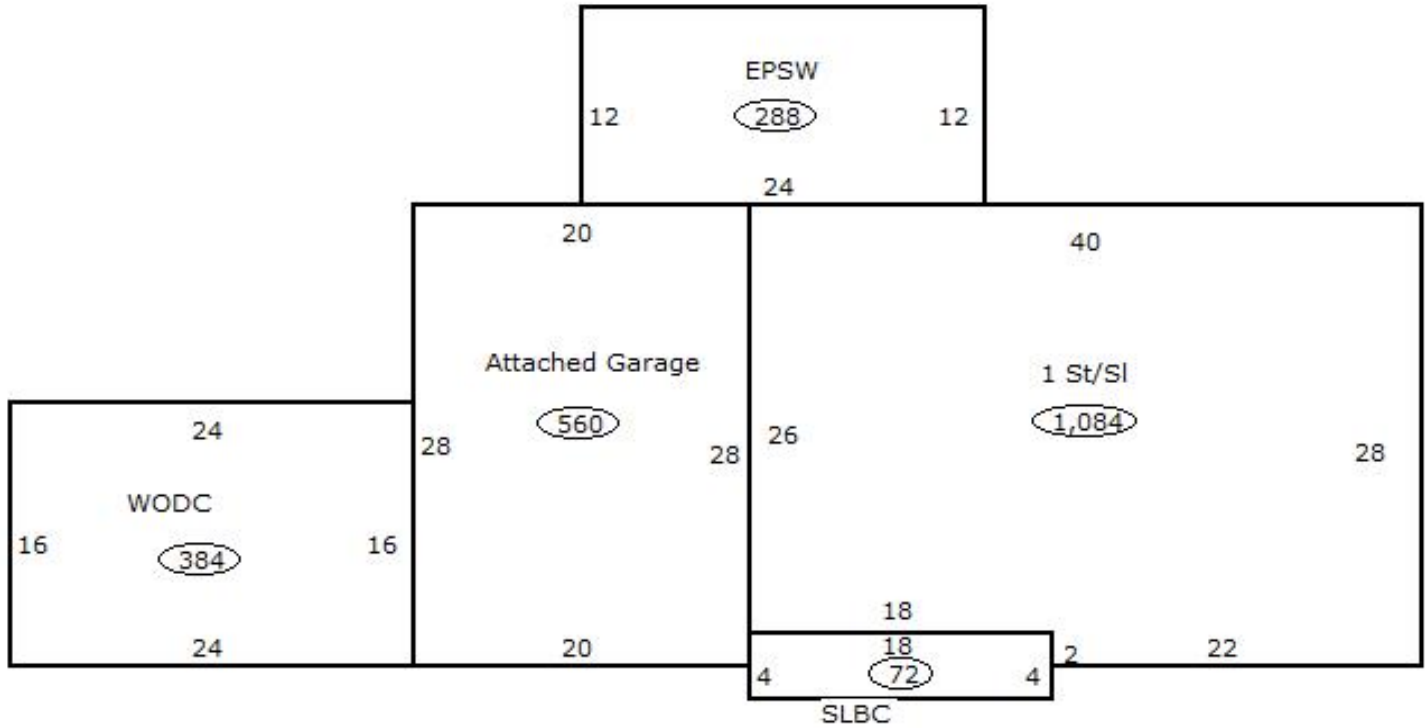
| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 88,794 | | |
| Lot Value | 102,535 | | |
| Indicated Value | 191,329 | 176.50 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 191,329 | 176.50 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 48399 | 18x4 | | 72 | 24.04 | | 1,731 |
| WODC | WOOD DECK - COVERED | 48400 | 24x16 | | 384 | 28.09 | 60% | 4,315 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 48401 | 24x12 | | 288 | 61.23 | | 17,634 |



Sketch Image

660019844



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,084 | 1.000 | 1,084 |
| 2 | G | 1 | | 13 | Attached Garage | 560 | 1.000 | 560 |
| 3 | M | PRCH | | 13 | SLBC | 72 | 1.000 | 72 |
| 4 | M | WODC | | 13 | WODC | 384 | 1.000 | 384 |
| 5 | M | EPSW | | 13 | EPSW | 288 | 1.000 | 288 |
| Total Building Area | | | | | | 1,084 | | 1,084 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|-------------|-----------------------|-------|--------------|---------------------------------|
|  | STF | STG FAIR | 10x14x0 | | | 140 |
| | Qual | 2 | Cond 2 | Year | Eff Age 2026 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| | Base Cost (4.68 x 140) | | 655 | | 655 | 655 |
|  | STF | STG FAIR | 10x10x0 | | | 100 |
| | Qual | 2 | Cond 2 | Year | Eff Age 2026 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| | Base Cost (4.68 x 100) | | 468 | | 468 | 468 |