



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:55:04
 Page 1

Assessment Data					Primary Image																																																	
Account 660019850 Parcel ID 000000-00-0-00864-004-0004 Cadastral ID 23-21-14-03960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 304611 VANG, ELI CASAB & MAI NHIA THAO 8745 N 161ST E AVE OWASSO OK 74055-0000					<p style="text-align: right; color: orange;">08/17/2022 11:07</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022</p>																																																	
Parcel Location Situs 08745 N 161ST E AVE Subdivision VAN LEE Lot/Block 0004 / 0004 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: 36.28018974 -95.79378853					Building Permits																																																	
LOT 4 BLOCK 4 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																													
					2165/85	FANNIE MAE	04/01/2011	115,000	3																																													
					2143/377	REEVE, MELVIN E &	11/12/2010	0	10																																													
					1938/641	HILTON, TAMI L	02/25/2008	157,500	YES																																													
					1565/545	CARTER, JAMES E JR & CAROL-SUE	02/19/2004	97,500	YES																																													
					1052/293	RICE, ALVIN D	01/17/1997	77,000	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>0</td> <td>Land Value 98,102</td> <td>49,430</td> <td>11%</td> <td>5,437</td> <td>Assessed</td> <td>20,918</td> <td>2,049.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 153,373</td> <td>140,731</td> <td> </td> <td>15,481</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 251,475</td> <td>190,161</td> <td> </td> <td>20,918</td> <td>Total Taxable</td> <td>20,918</td> <td>2,049.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 98,102	49,430	11%	5,437	Assessed	20,918	2,049.13	Year Frozen	0	Improvements 153,373	140,731		15,481	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 251,475	190,161		20,918	Total Taxable	20,918	2,049.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	0	Land Value 98,102	49,430	11%	5,437	Assessed	20,918	2,049.13																																														
Year Frozen	0	Improvements 153,373	140,731		15,481	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 251,475	190,161		20,918	Total Taxable	20,918	2,049.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019850	VANG, ELI CASAB &	3	240,551	0	19,921	1,951.00																																															
2024	2024-660019850	VANG, ELI CASAB &	3	235,982	0	18,974	1,823.00																																															
2023	2023-660019850	VANG, ELI CASAB &	3	182,197	0	18,069	1,693.00																																															
2022	2022-660019850	VANG, ELI CASAB &	3	156,447	0	17,209	1,686.00																																															
2021	2021-660019850	VANG, ELI CASAB &	3	158,413	0	17,425	1,686.00																																															
2020	2020-660019850	VANG, ELI CASAB &	3	159,804	0	17,578	1,698.00																																															
2019	2019-660019850	VANG, ELI CASAB &	3	152,848	0	16,813	1,625.00																																															
2018	2018-660019850	VANG, ELI CASAB &	3	163,412	0	17,975	1,673.00																																															
2017	2017-660019850	VANG, ELI CASAB &	3	162,246	0	17,847	1,679.00																																															
2016	2016-660019850	VANG, ELI CASAB &	3	158,503	0	17,435	1,642.00																																															
2015	2015-660019850	VANG, ELI CASAB &	3	157,540	0	17,329	1,643.00																																															
2014	2014-660019850	VANG, ELI CASAB &	3	162,019	0	17,761	1,700.00																																															
2013	2013-660019850	VANG, ELI CASAB &	3	153,772	0	16,915	1,585.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:55:04
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8341		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	36,334.00 x 2.70 = 98,102		
Factor Value			
Adjustments	1.0000		
Lot Value	98,102		



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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,050 / 2,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 45

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	223,845 109.19 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	264,480 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	129,444
Lot Value	98,102
Indicated Value	227,546 111.00 Per SqFt
Agland Value	
Site Improvements	23,929
Total Value	251,475 122.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.25	Total Misc Impr	+ 5,580
Roofing Adj	+ 4.24	Garage Cost	+ 14,160
Subfloor Adj	+ 1.09	Total RCN	= 269,676
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 140,232
Plumbing Adj	+ 6.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,444
Adj Base Cost	= 121.92	Lot Value	+ 98,102
Total Area	x 2,050	Indicated Value	= 227,546
Adjusted Cost	= 249,936	Value Per SqFt	111.00

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	48420	5x4		20	24.21		484



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

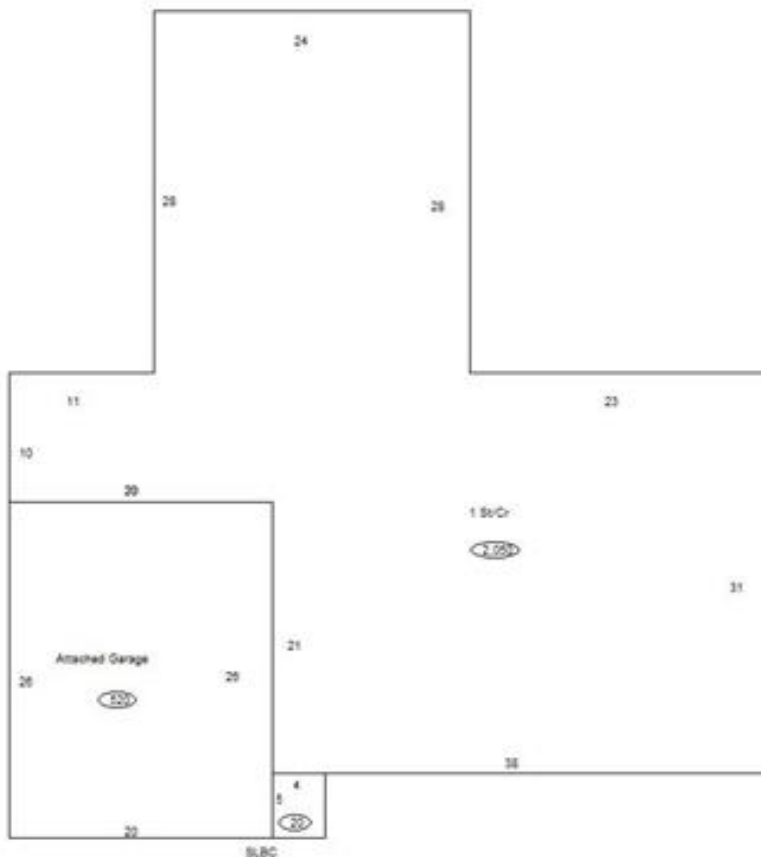
Date 04/18/2026

Time 06:55:04

Page 3

Sketch Image

660019850



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,050	1.000	2,050
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						2,050		2,050



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:55:04
Page 4

660019850

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 900)	28,152	28,152	4,223	23,929