



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:32
Page 1

Assessment Data					Primary Image																																																	
Account 660019851 Parcel ID 000000-00-0-00864-004-0005 Cadastral ID 23-21-14-03970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 260964 NICHOLS, EDWARD L JR & RUTH A CO-TRUSTEES NICHOLS FAMILY TRUST 8749 N 161ST E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 08749 N 161ST E AVE Subdivision VAN LEE Lot/Block 0005 / 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 Lot/Long: 36.28061215 -95.79373452					Building Permits																																																	
LOT 5 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> </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	2707/927	NICHOLS, ED L, JR & RUTH A	04/25/2018	0	WB																																													
					991/314	WHITE, JULIE MARIE	05/26/1995	94,500	No																																													
					978/810	WHITE, ALVIN E	01/17/1995	0	No																																													
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 99,403</td> <td>47,160</td> <td>11%</td> <td>5,188</td> <td>Assessed</td> <td>21,391</td> <td>2,095.46</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 168,378</td> <td>147,304</td> <td> </td> <td>16,203</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>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 267,781</td> <td>194,464</td> <td> </td> <td>21,391</td> <td>Total Taxable</td> <td>20,391</td> <td>1,998.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 99,403	47,160	11%	5,188	Assessed	21,391	2,095.46	Year Frozen	0	Improvements 168,378	147,304		16,203	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 267,781	194,464		21,391	Total Taxable	20,391	1,998.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	0	Land Value 99,403	47,160	11%	5,188	Assessed	21,391	2,095.46																																														
Year Frozen	0	Improvements 168,378	147,304		16,203	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00																																														
TIF Project ID	0	Total Value 267,781	194,464		21,391	Total Taxable	20,391	1,998.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019851	NICHOLS, EDWARD L JR &	3	262,451	1000	19,767	1,936.00																																															
2024	2024-660019851	NICHOLS, EDWARD L JR &	3	243,142	1000	19,163	1,841.00																																															
2023	2023-660019851	NICHOLS, EDWARD L JR &	3	192,198	1000	18,576	1,741.00																																															
2022	2022-660019851	NICHOLS, EDWARD L JR &	3	172,780	1000	18,006	1,764.00																																															
2021	2021-660019851	NICHOLS, EDWARD L JR &	3	181,425	1000	18,546	1,794.00																																															
2020	2020-660019851	NICHOLS, EDWARD L JR &	3	182,716	1000	17,976	1,736.00																																															
2019	2019-660019851	NICHOLS, EDWARD L JR &	3	177,865	1000	17,424	1,684.00																																															
2018	2018-660019851	NICHOLS, EDWARD L JR &	3	185,317	1000	16,887	1,572.00																																															
2017	2017-660019851	NICHOLS, ED L, JR & RUTH A	3	183,747	1000	16,366	1,539.00																																															
2016	2016-660019851	NICHOLS, ED L, JR & RUTH A	3	179,203	1000	15,861	1,493.00																																															
2015	2015-660019851	NICHOLS, ED L, JR & RUTH A	3	174,622	1000	15,369	1,457.00																																															
2014	2014-660019851	NICHOLS, ED L, JR & RUTH A	3	177,820	1000	14,893	1,426.00																																															
2013	2013-660019851	NICHOLS, ED L, JR & RUTH A	3	169,065	1000	14,430	1,352.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:33
Page 2

Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8452							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot	\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022						
Base Lot Value	36,816.00 x 2.70 = 99,403	GRM Approach						
Factor Value		GRM Code						
Adjustments	1.0000	Gross Rent 0.00						
Lot Value	99,403	Indicated Value						
Residential Data				Multiple Regression				
Type	1 Single Family Residence	MRA Code 1 Test						
Condition	2.5 - Fair	Adusted R 0.8445						
Quality	3 - Average	Indicated Value 201,886 86.83 Per SqFt						
Architecture		Direct Comparables						
Style	100% One Story	Selection Model A Adam Test						
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood	Adjustment Model 1 2022 Residential						
Base/Total Area	2,325 / 2,325	Comparables 8						
Style	100% One Story	Indicated Value 254,680 Per SqFt						
HVAC	100% Warmed & Cooled Air	Value Reconciliation						
Roof Cover	1 Composition Shingle	Selected Approach Cost Approach						
Area on Slab	0	Improvements 164,378						
Fixture/RghIn	11 /	Lot Value 99,403						
Bed/F/H Bath	4 / 2.0 /	Indicated Value 263,781 113.45 Per SqFt						
Basement Area		Agland Value						
Garage Type		Site Improvements 4,000						
Remodel		Total Value 267,781 115.17 Total Value Per SqFt						
Year/Eff Age	1980 / 41							
Cost Approach				Manual : 01/2025				
Base Cost	102.99	Total Misc Impr	+	12,494				
Roofing Adj	+ 4.56	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	307,444				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	-	144,499				
Plumbing Adj	+ 6.67	Lump Sums	+	1,433				
Basement Adj	+ 0.00	RCNLD	=	164,378				
Adj Base Cost	= 126.86	Lot Value	+	99,403				
Total Area	x 2,325	Indicated Value	=	263,781				
Adjusted Cost	= 294,950	Value Per SqFt		113.45				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODO	WOOD DECK - OPEN	48422	12x12		144	24.88	60%	1,433
PRCH	SLAB PORCH - COVERED	48423	15x12		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	48424	20x4		80	26.68		2,134



Rogers

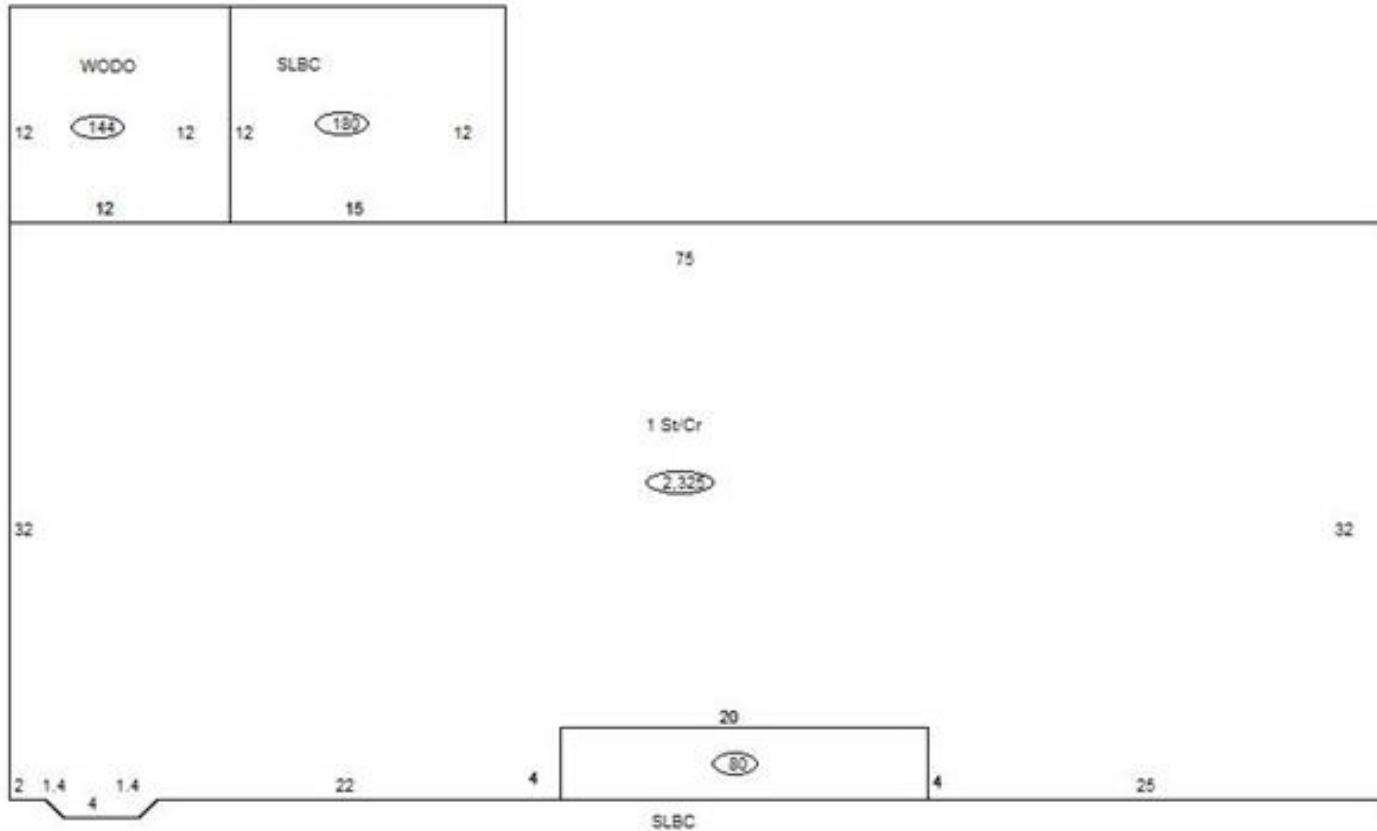
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:07:33
 Page 3

Sketch Image

660019851



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,325	1.000	2,325
2	M	WODO		10	WODO	144	1.000	144
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PRCH		10	SLBC	80	1.000	80
Total Building Area						2,325		2,325



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:33
Page 4

660019851

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x25x0			625
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 625)	10,000	10,000	6,000	4,000