



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:54:02
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Assessment Data					Primary Image														
Account 660019853 Parcel ID 000000-00-0-00864-004-0007 Cadastral ID 23-21-14-03990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328468 BOUAKADAKIS, JAMES R & ANNE MARIE 8903 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 08903 N 161ST E AVE Subdivision VAN LEE Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File														
Legal Description Lat/Long: 36.28151411 -95.79375538					Building Permits														
LOT 7 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										
					/	FLINCHUM, GARY W	08/14/2019	65,500	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value 108,205	40,111	11%	4,412	Assessed	4,412	432.20										
Year Frozen	0		Improvements 0	0		0	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 108,205	40,111		4,412	Total Taxable	4,412	432.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019853	BOUAKADAKIS, JAMES R &			3	108,205	0	4,202	412.00										
2024	2024-660019853	BOUAKADAKIS, JAMES R &			3	93,377	0	4,002	384.00										
2023	2023-660019853	BOUAKADAKIS, JAMES R			3	55,000	0	3,812	357.00										
2022	2022-660019853	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	356.00										
2021	2021-660019853	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	351.00										
2020	2020-660019853	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	351.00										
2019	2019-660019853	BOUAKADAKIS, JAMES R			3	7,500	0	825	80.00										
2018	2018-660019853	FLINCHUM, GARY W			3	7,500	0	825	77.00										
2017	2017-660019853	FLINCHUM, GARY W			3	7,500	0	825	78.00										
2016	2016-660019853	FLINCHUM, GARY W			3	7,500	0	825	78.00										
2015	2015-660019853	FLINCHUM, GARY W			3	7,500	0	825	78.00										
2014	2014-660019853	FLINCHUM, GARY W			3	7,500	0	825	79.00										
2013	2013-660019853	FLINCHUM, GARY W			3	7,500	0	825	77.00										



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.92							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	40,076.00 x 2.70 = 108,205							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	108,205			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	108,205			
Basement Area				Indicated Value	108,205	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value				
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 108,205					
Total Area	x	Indicated Value	= 108,205					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value