



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019854 Parcel ID 000000-00-0-00864-004-0008 Cadastral ID 23-21-14-04000 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 0008 / 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: 36.28196513 -95.79376747 LOT 8 BLOCK 4 VAN LEE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
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>2020</td> <td>Land Value</td> <td>93,825</td> <td>59,647</td> <td>11%</td> <td>6,561</td> <td>Assessed</td> <td>21,704 2,126.12</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>137,667</td> <td>137,667</td> <td></td> <td>15,143</td> <td>Penalty</td> <td>0</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>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>231,492</td> <td>197,314</td> <td></td> <td>21,704</td> <td>Total Taxable</td> <td>21,704 2,126.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2020	Land Value	93,825	59,647	11%	6,561	Assessed	21,704 2,126.12	Year Frozen	0	Improvements	137,667	137,667		15,143	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	231,492	197,314		21,704	Total Taxable	21,704 2,126.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FLINCHUM, GARY W</td> <td>08/14/2019</td> <td>65,500</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	FLINCHUM, GARY W	08/14/2019	65,500	WB																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2020	Land Value	93,825	59,647	11%	6,561	Assessed	21,704 2,126.12																																																																																																																	
Year Frozen	0	Improvements	137,667	137,667		15,143	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																																																																	
TIF Project ID	0	Total Value	231,492	197,314		21,704	Total Taxable	21,704 2,126.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	FLINCHUM, GARY W	08/14/2019	65,500	WB																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660019854</td><td>BOUAKADAKIS, JAMES R &</td><td>3</td><td>226,745</td><td>0</td><td>20,671</td><td>2,025.00</td></tr> <tr><td>2024</td><td>2024-660019854</td><td>BOUAKADAKIS, JAMES R &</td><td>3</td><td>222,580</td><td>0</td><td>19,687</td><td>1,891.00</td></tr> <tr><td>2023</td><td>2023-660019854</td><td>BOUAKADAKIS, JAMES R</td><td>3</td><td>182,790</td><td>0</td><td>18,750</td><td>1,757.00</td></tr> <tr><td>2022</td><td>2022-660019854</td><td>BOUAKADAKIS, JAMES R</td><td>3</td><td>162,334</td><td>0</td><td>17,857</td><td>1,749.00</td></tr> <tr><td>2021</td><td>2021-660019854</td><td>BOUAKADAKIS, JAMES R</td><td>3</td><td>167,735</td><td>0</td><td>18,451</td><td>1,785.00</td></tr> <tr><td>2020</td><td>2020-660019854</td><td>BOUAKADAKIS, JAMES R</td><td>3</td><td>165,266</td><td>0</td><td>18,179</td><td>1,756.00</td></tr> <tr><td>2019</td><td>2019-660019854</td><td>BOUAKADAKIS, JAMES R</td><td>3</td><td>159,354</td><td>1000</td><td>14,493</td><td>1,401.00</td></tr> <tr><td>2018</td><td>2018-660019854</td><td>FLINCHUM, GARY W</td><td>3</td><td>164,263</td><td>1000</td><td>14,041</td><td>1,307.00</td></tr> <tr><td>2017</td><td>2017-660019854</td><td>FLINCHUM, GARY W</td><td>3</td><td>163,015</td><td>1000</td><td>13,603</td><td>1,279.00</td></tr> <tr><td>2016</td><td>2016-660019854</td><td>FLINCHUM, GARY W</td><td>3</td><td>159,231</td><td>1000</td><td>13,178</td><td>1,241.00</td></tr> <tr><td>2015</td><td>2015-660019854</td><td>FLINCHUM, GARY W</td><td>3</td><td>154,687</td><td>1000</td><td>12,765</td><td>1,211.00</td></tr> <tr><td>2014</td><td>2014-660019854</td><td>FLINCHUM, GARY W</td><td>3</td><td>155,867</td><td>1000</td><td>12,364</td><td>1,183.00</td></tr> <tr><td>2013</td><td>2013-660019854</td><td>FLINCHUM, GARY W</td><td>3</td><td>148,088</td><td>1000</td><td>11,975</td><td>1,122.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660019854	BOUAKADAKIS, JAMES R &	3	226,745	0	20,671	2,025.00	2024	2024-660019854	BOUAKADAKIS, JAMES R &	3	222,580	0	19,687	1,891.00	2023	2023-660019854	BOUAKADAKIS, JAMES R	3	182,790	0	18,750	1,757.00	2022	2022-660019854	BOUAKADAKIS, JAMES R	3	162,334	0	17,857	1,749.00	2021	2021-660019854	BOUAKADAKIS, JAMES R	3	167,735	0	18,451	1,785.00	2020	2020-660019854	BOUAKADAKIS, JAMES R	3	165,266	0	18,179	1,756.00	2019	2019-660019854	BOUAKADAKIS, JAMES R	3	159,354	1000	14,493	1,401.00	2018	2018-660019854	FLINCHUM, GARY W	3	164,263	1000	14,041	1,307.00	2017	2017-660019854	FLINCHUM, GARY W	3	163,015	1000	13,603	1,279.00	2016	2016-660019854	FLINCHUM, GARY W	3	159,231	1000	13,178	1,241.00	2015	2015-660019854	FLINCHUM, GARY W	3	154,687	1000	12,765	1,211.00	2014	2014-660019854	FLINCHUM, GARY W	3	155,867	1000	12,364	1,183.00	2013	2013-660019854	FLINCHUM, GARY W	3	148,088	1000	11,975	1,122.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660019854	BOUAKADAKIS, JAMES R &	3	226,745	0	20,671	2,025.00																																																																																																																		
2024	2024-660019854	BOUAKADAKIS, JAMES R &	3	222,580	0	19,687	1,891.00																																																																																																																		
2023	2023-660019854	BOUAKADAKIS, JAMES R	3	182,790	0	18,750	1,757.00																																																																																																																		
2022	2022-660019854	BOUAKADAKIS, JAMES R	3	162,334	0	17,857	1,749.00																																																																																																																		
2021	2021-660019854	BOUAKADAKIS, JAMES R	3	167,735	0	18,451	1,785.00																																																																																																																		
2020	2020-660019854	BOUAKADAKIS, JAMES R	3	165,266	0	18,179	1,756.00																																																																																																																		
2019	2019-660019854	BOUAKADAKIS, JAMES R	3	159,354	1000	14,493	1,401.00																																																																																																																		
2018	2018-660019854	FLINCHUM, GARY W	3	164,263	1000	14,041	1,307.00																																																																																																																		
2017	2017-660019854	FLINCHUM, GARY W	3	163,015	1000	13,603	1,279.00																																																																																																																		
2016	2016-660019854	FLINCHUM, GARY W	3	159,231	1000	13,178	1,241.00																																																																																																																		
2015	2015-660019854	FLINCHUM, GARY W	3	154,687	1000	12,765	1,211.00																																																																																																																		
2014	2014-660019854	FLINCHUM, GARY W	3	155,867	1000	12,364	1,183.00																																																																																																																		
2013	2013-660019854	FLINCHUM, GARY W	3	148,088	1000	11,975	1,122.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:35
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7978	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	34,750.00 x 2.70 = 93,825	
Factor Value		
Adjustments	1.0000	
Lot Value	93,825	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,674 / 1,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,674
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	538 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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	184,478	110.20	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	257,810 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,890		
Lot Value	93,825		
Indicated Value	221,715	132.45	Per SqFt
Agland Value			
Site Improvements	9,777		
Total Value	231,492	138.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.58	Total Misc Impr	+	8,477	
Roofing Adj	+ 4.42	Garage Cost	+	14,537	
Subfloor Adj	+ -1.15	Total RCN	=	236,834	
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	108,944	
Plumbing Adj	+ 8.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	127,890	
Adj Base Cost	= 127.73	Lot Value	+	93,825	
Total Area	x 1,674	Indicated Value	=	221,715	
Adjusted Cost	= 213,820	Value Per SqFt		132.45	

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	48427		108	108	23.92		2,583
PRCH	SLAB PORCH - COVERED	48428		33	33	24.17		798



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

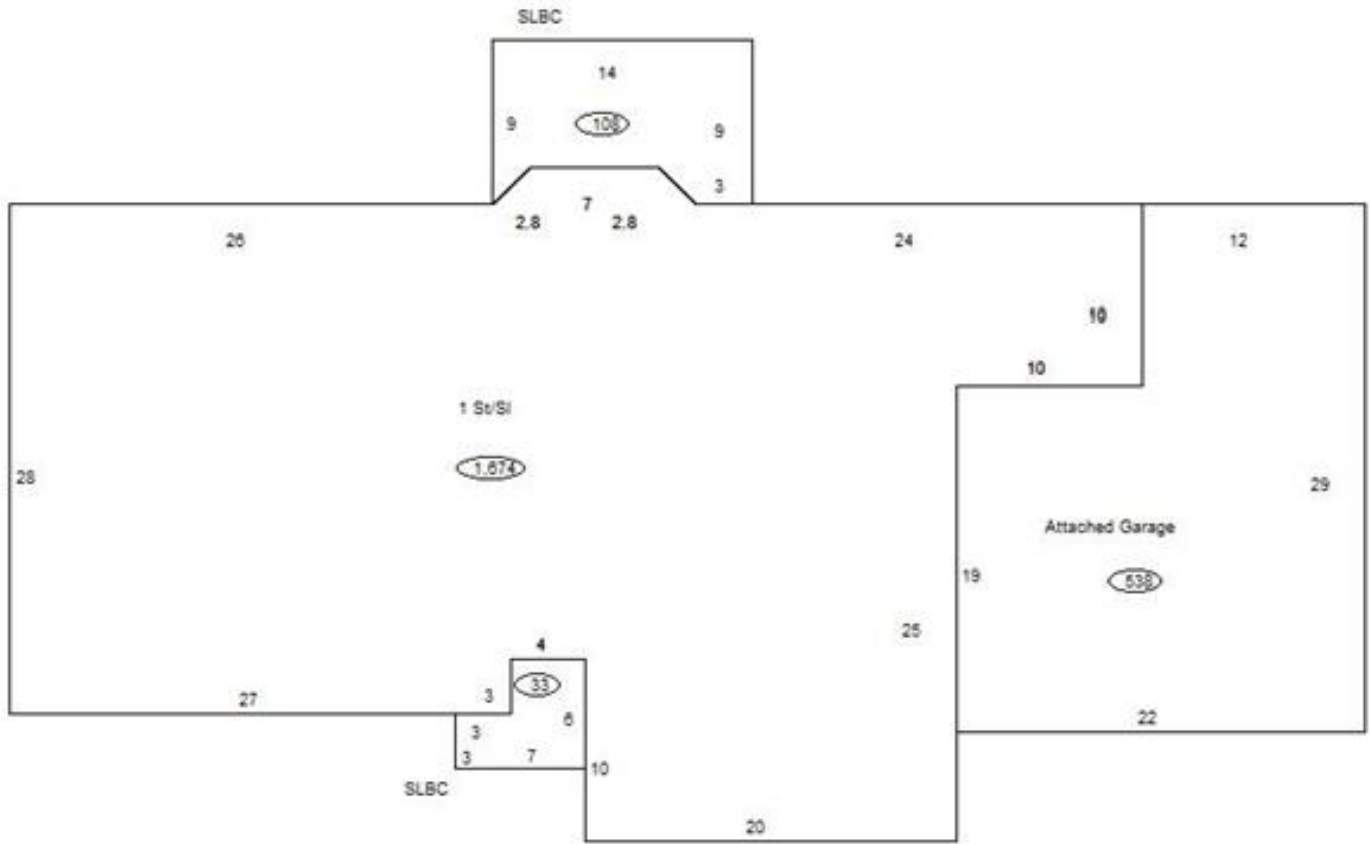
Date 04/16/2026

Time 22:07:35

Page 3

Sketch Image

660019854



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,674	1.000	1,674
2	G	1		10	Attached Garage	538	1.000	538
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	33	1.000	33
Total Building Area						1,674		1,674



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:07:35
 Page 4

660019854

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			768	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 768)		24,023		24,023	14,414	9,609
	LT	LEAN-TO	0x0x0			144	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 144)		420		420	252	168