



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:38:39  
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Assessment Data					Primary Image														
<b>Account</b> 660019855 <b>Parcel ID</b> 000000-00-0-00864-004-0009 <b>Cadastral ID</b> 23-21-14-04010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 328468 BOUAKADAKIS, JAMES R & ANNE MARIE  8903 N 161ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> VAN LEE <b>Lot/Block</b> 0009 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					No Image On File														
<b>Legal Description</b> Lat/Long: 36.28193840 -95.79285655					<b>Building Permits</b>														
LOT 9 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										
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	FLINCHUM, GARY W	08/14/2019	65,500	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2020		<b>Land Value</b> 120,278	40,111	11%	4,412	<b>Assessed</b>	4,412	432.20										
<b>Year Frozen</b>	0		<b>Improvements</b> 0	0		0	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 120,278	40,111		4,412	<b>Total Taxable</b>	4,412	432.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660019855	BOUAKADAKIS, JAMES R &			3	120,278	0	4,202	412.00										
2024	2024-660019855	BOUAKADAKIS, JAMES R &			3	104,542	0	4,002	384.00										
2023	2023-660019855	BOUAKADAKIS, JAMES R			3	55,000	0	3,812	357.00										
2022	2022-660019855	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	356.00										
2021	2021-660019855	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	351.00										
2020	2020-660019855	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	351.00										
2019	2019-660019855	BOUAKADAKIS, JAMES R			3	33,000	0	1,762	170.00										
2018	2018-660019855	FLINCHUM, GARY W			3	33,000	0	1,678	156.00										
2017	2017-660019855	FLINCHUM, GARY W			3	33,000	0	1,599	150.00										
2016	2016-660019855	FLINCHUM, GARY W			3	33,000	0	1,522	143.00										
2015	2015-660019855	FLINCHUM, GARY W			3	33,000	0	1,450	138.00										
2014	2014-660019855	FLINCHUM, GARY W			3	33,000	0	1,381	132.00										
2013	2013-660019855	FLINCHUM, GARY W			3	33,000	0	1,315	123.00										



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	8500							
Non-Ag Acres	1.0583							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	46,099.00 x 2.61 = 120,278							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	120,278			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adjusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	120,278			
Basement Area				Indicated Value	120,278 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	120,278 0.00 Total Value Per SqFt			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+ 120,278					
Total Area	x	Indicated Value	= 120,278					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value