



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660019856 <b>Parcel ID</b> 000000-00-0-00864-004-0010 <b>Cadastral ID</b> 23-21-14-04020 <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> 0010 / 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: 36.28149456 -95.79297251					<b>Building Permits</b>				
LOT 10 BLOCK 4 VAN LEE					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<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> 104,811	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> 104,811	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	2025-660019856	BOUAKADAKIS, JAMES R &			3	104,811	0	4,202	412.00
2024	2024-660019856	BOUAKADAKIS, JAMES R &			3	90,448	0	4,002	384.00
2023	2023-660019856	BOUAKADAKIS, JAMES R			3	55,000	0	3,812	357.00
2022	2022-660019856	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	356.00
2021	2021-660019856	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	351.00
2020	2020-660019856	BOUAKADAKIS, JAMES R			3	33,000	0	3,630	351.00
2019	2019-660019856	BOUAKADAKIS, JAMES R			3	15,000	0	1,555	150.00
2018	2018-660019856	FLINCHUM, GARY W			3	15,000	0	1,481	138.00
2017	2017-660019856	FLINCHUM, GARY W			3	15,000	0	1,410	133.00
2016	2016-660019856	FLINCHUM, GARY W			3	15,000	0	1,343	126.00
2015	2015-660019856	FLINCHUM, GARY W			3	15,000	0	1,279	121.00
2014	2014-660019856	FLINCHUM, GARY W			3	15,000	0	1,218	117.00
2013	2013-660019856	FLINCHUM, GARY W			3	15,000	0	1,161	109.00



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	7500							
Non-Ag Acres	0.8912							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	38,819.00 x 2.70 = 104,811							
Factor Value								
Adjustments	1.0000							
Lot Value	104,811							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<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	+ 104,811					
Total Area	x	Indicated Value	= 104,811					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 104,811				
				Indicated Value 104,811 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 104,811 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value