



# 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> 660019862 <b>Parcel ID</b> 000000-00-0-00864-004-0016 <b>Cadastral ID</b> 23-21-14-04080 <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> 345590 OKIE LIVING LLC  16261 E 76TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08604 N 162ND E AVE <b>Subdivision</b> VAN LEE <b>Lot/Block</b> 0016 / 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																																																						
<b>Legal Description</b> Lot/Long: 36.27886117 -95.79297795																																																						
<b>Building Permits</b>					<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 colspan="5"> </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>																																													
					/	BARTEL, LELAND A	10/04/2024	138,000	19																																													
					2353/691	WILMINGTON TRUST NA	08/27/2013	90,000	YES																																													
					2325/462	XIONG, SAIDANG &	04/25/2013	0	10																																													
					1824/200	BAKER, ARNOLD D &	11/18/2006	134,000	YES																																													
					929/688	BEGEMANN, STEVEN C &	09/17/1993	81,900	Yes																																													
<b>Parcel Valuation</b>					<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>2025</td> <td>Land Value</td> <td>102,997</td> <td>102,997</td> <td>11%</td> <td>11,330</td> <td>Assessed</td> <td>27,775 2,720.84</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>149,500</td> <td>149,500</td> <td></td> <td>16,445</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>252,497</td> <td>252,497</td> <td></td> <td>27,775</td> <td>Total Taxable</td> <td>27,775 2,721.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2025	Land Value	102,997	102,997	11%	11,330	Assessed	27,775 2,720.84	Year Frozen	0	Improvements	149,500	149,500		16,445	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	252,497	252,497		27,775	Total Taxable	27,775 2,721.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019862	OKIE LIVING LLC	3	250,283	0	27,531	2,697.00																																															
2024	2024-660019862	BARTEL, LELAND A	3	253,273	0	18,832	1,809.00																																															
2023	2023-660019862	BARTEL, LELAND A	3	177,293	0	17,936	1,681.00																																															
2022	2022-660019862	BARTEL, LELAND A	3	155,290	0	17,082	1,674.00																																															
2021	2021-660019862	BARTEL, LELAND A	3	159,727	0	17,570	1,700.00																																															
2020	2020-660019862	BARTEL, LELAND A	3	158,982	0	17,488	1,689.00																																															
2019	2019-660019862	BARTEL, LELAND A	3	151,741	0	16,692	1,614.00																																															
2018	2018-660019862	BARTEL, LELAND A	3	157,583	0	17,334	1,613.00																																															
2017	2017-660019862	BARTEL, LELAND A	3	156,353	0	17,199	1,618.00																																															
2016	2016-660019862	BARTEL, LELAND A	3	152,700	0	16,724	1,575.00																																															
2015	2015-660019862	BARTEL, LELAND A	3	148,561	0	15,928	1,510.00																																															
2014	2014-660019862	BARTEL, LELAND A	3	137,901	0	15,169	1,452.00																																															
2013	2013-660019862	BARTEL, LELAND A	3	146,853	0	15,226	1,426.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8757	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	38,147.00 x 2.70 = 102,997	
Factor Value		
Adjustments	1.0000	
Lot Value	102,997	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,994 / 1,994
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,994
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

\\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	184,658 92.61 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	3,640 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	149,500
Lot Value	102,997
Indicated Value	252,497 126.63 Per SqFt
Agland Value	
Site Improvements	
Total Value	252,497 126.63 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.81	Total Misc Impr	+	21,754
Roofing Adj	+ 4.17	Garage Cost	+	12,487
Subfloor Adj	+ -1.22	Total RCN	=	282,075
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	132,575
Plumbing Adj	+ 7.06	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	149,500
Adj Base Cost	= 124.29	Lot Value	+	102,997
Total Area	x 1,994	Indicated Value	=	252,497
Adjusted Cost	= 247,834	Value Per SqFt		126.63

### 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	48446		126	126	23.85		3,005
EPSW	ENCLOSED PORCH - SOLID WALL	48447	17x13		221	61.78		13,653



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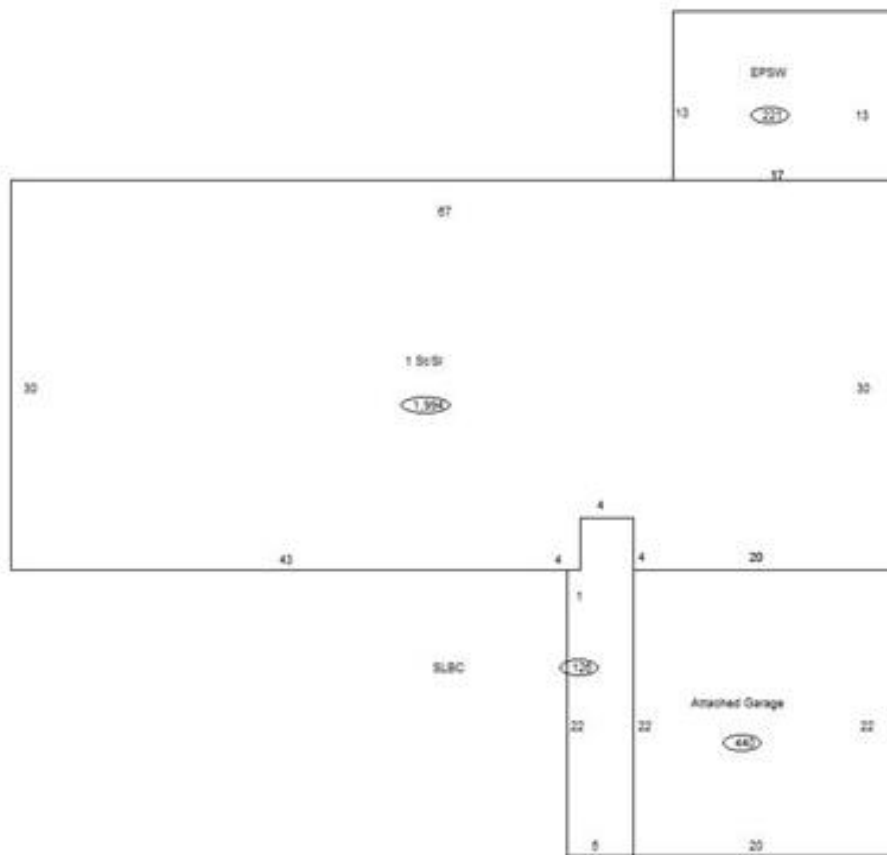
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### Sketch Image

660019862



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,994	1.000	1,994
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	126	1.000	126
4	M	EPSW		10	EPSW	221	1.000	221
<b>Total Building Area</b>						1,994		1,994