



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660019867 Parcel ID 000000-00-0-00393-002-0001 Cadastral ID 23-21-14-04130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 132834 CHILDERS, DALE & MARCIA LIVING TRUST 16309 E 89TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16309 E 89TH ST N Subdivision HUNTERS GLEN ESTATES Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\IM 8/18/2022</p>																																																	
Legal Description Lot/Long: 36.28355657 -95.79163281																																																						
LOT 1 BLOCK 2 HUNTERS GLEN ESTATES					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	841/67			12,500	No																																													
					845/606			94,000	No																																													
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>0</td> <td>Land Value 121,430</td> <td>41,304</td> <td>11%</td> <td>4,543</td> <td>Assessed</td> <td>24,661</td> <td>2,415.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 239,339</td> <td>182,893</td> <td> </td> <td>20,118</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 360,769</td> <td>224,197</td> <td> </td> <td>24,661</td> <td>Total Taxable</td> <td>23,661</td> <td>2,318.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 121,430	41,304	11%	4,543	Assessed	24,661	2,415.79	Year Frozen	0	Improvements 239,339	182,893		20,118	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 360,769	224,197		24,661	Total Taxable	23,661	2,318.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019867	CHILDERS, DALE & MARCIA	3	348,873	1000	22,944	2,248.00																																															
2024	2024-660019867	CHILDERS, DALE & MARCIA	3	319,788	1000	22,247	2,137.00																																															
2023	2023-660019867	CHILDERS, DALE & MARCIA	3	228,287	1000	21,569	2,021.00																																															
2022	2022-660019867	CHILDERS, DALE & MARCIA	3	199,198	1000	20,912	2,049.00																																															
2021	2021-660019867	CHILDERS, DALE L &	3	198,506	1000	20,836	2,016.00																																															
2020	2020-660019867	CHILDERS, DALE L &	3	199,547	1000	20,547	1,985.00																																															
2019	2019-660019867	CHILDERS, DALE L &	3	190,180	1000	19,920	1,926.00																																															
2018	2018-660019867	CHILDERS, DALE L &	3	195,869	1000	20,506	1,909.00																																															
2017	2017-660019867	CHILDERS, DALE L &	3	194,343	1000	19,880	1,870.00																																															
2016	2016-660019867	CHILDERS, DALE L &	3	189,602	1000	19,271	1,814.00																																															
2015	2015-660019867	CHILDERS, DALE L &	3	186,833	1000	18,681	1,772.00																																															
2014	2014-660019867	CHILDERS, DALE L &	3	192,495	1000	18,108	1,733.00																																															
2013	2013-660019867	CHILDERS, DALE L &	3	182,614	1000	17,551	1,644.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0835 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,196.00 x 2.57 = 121,430 Factor Value Adjustments 1.0000 Lot Value 121,430		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,236 / 2,732
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,236
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	302,582	110.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	282,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,002		
Lot Value	121,430		
Indicated Value	335,432	122.78	Per SqFt
Agland Value			
Site Improvements	25,337		
Total Value	360,769	132.05	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.46	Total Misc Impr	+ 16,084				
Roofing Adj	+ 2.35	Garage Cost	+ 14,498				
Subfloor Adj	+ -1.10	Total RCN	= 324,245				
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 110,243				
Plumbing Adj	+ 7.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 214,002				
Adj Base Cost	= 107.49	Lot Value	+ 121,430				
Total Area	x 2,732	Indicated Value	= 335,432				
Adjusted Cost	= 293,663	Value Per SqFt	122.78				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48471		191	191	26.33		5,029
PRCH	SLAB PORCH - COVERED	48472		23x9	207	26.28		5,440



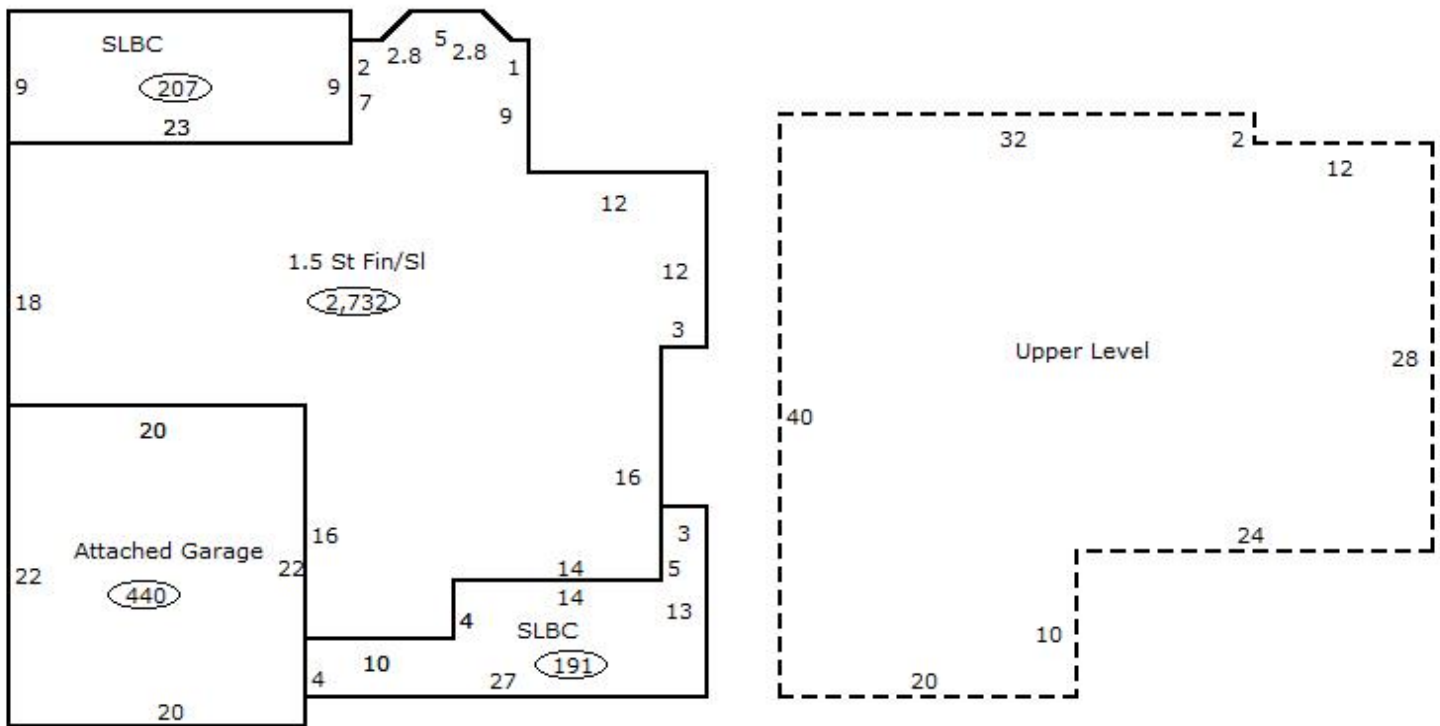
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,236	2.210	2,732
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	191	1.000	191
4	M	PRCH		13	SLBC	207	1.000	207
5	U	^UL	Overhang	13	Upper Level	1,496	1.000	1,496
Total Building Area						1,236		2,732



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond 3	Year 2009	Eff Age		
	Valuation Summary Base Cost (31.28 x 900) 28,152		Modifier Total	RCN 28,152	Depr (10% Phys/ % Func) 2,815	RCNLD 25,337
	STF	STG FAIR	12x8x0			96
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 96) 449		Modifier Total	RCN 449	Depr (100% Phys/ % Func) 449	RCNLD 449