



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019879 Parcel ID 000000-00-0-00396-002-0001 Cadastral ID 23-21-14-04250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263331 BIGLER, DANNY L 16224 E 90TH PL N OWASSO OK 74055-0000 Parcel Location Situs 16224 E 90TH PL N Subdivision HUNTERS GLEN ESTATES 2 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																																																																																																																									
Legal Description Lat/Long: 36.28417998 -95.79259249																																																																																																																									
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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>1027/18</td> <td>WRIGHT, MARK L &</td> <td>05/22/1996</td> <td>106,500</td> <td>Yes</td> </tr> <tr> <td>931/486</td> <td>HELMER, WILLIAM S &</td> <td>10/01/1993</td> <td>96,500</td> <td>Yes</td> </tr> <tr> <td>893/21</td> <td>FRETZ, MIKE INC</td> <td>09/04/1992</td> <td>85,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1027/18	WRIGHT, MARK L &	05/22/1996	106,500	Yes	931/486	HELMER, WILLIAM S &	10/01/1993	96,500	Yes	893/21	FRETZ, MIKE INC	09/04/1992	85,000	Yes																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1027/18	WRIGHT, MARK L &	05/22/1996	106,500	Yes																																																																																																																					
931/486	HELMER, WILLIAM S &	10/01/1993	96,500	Yes																																																																																																																					
893/21	FRETZ, MIKE INC	09/04/1992	85,000	Yes																																																																																																																					
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 117,646</td> <td>74,549</td> <td>11%</td> <td>8,200</td> <td>Assessed</td> <td>22,187</td> <td>2,173.44</td> </tr> <tr> <td>Year Frozen</td> <td>2022</td> <td>Improvements 200,661</td> <td>127,154</td> <td></td> <td>13,987</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 318,307</td> <td>201,703</td> <td></td> <td>22,187</td> <td>Total Taxable</td> <td>21,187</td> <td>2,075.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 117,646	74,549	11%	8,200	Assessed	22,187	2,173.44	Year Frozen	2022	Improvements 200,661	127,154		13,987	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 318,307	201,703		22,187	Total Taxable	21,187	2,075.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	0	Land Value 117,646	74,549	11%	8,200	Assessed	22,187	2,173.44																																																																																																																	
Year Frozen	2022	Improvements 200,661	127,154		13,987	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 318,307	201,703		22,187	Total Taxable	21,187	2,075.00																																																																																																																	
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>2025-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>316,656</td><td>1000</td><td>21,187</td><td>2,075.00</td></tr> <tr><td>2024</td><td>2024-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>288,482</td><td>1000</td><td>21,188</td><td>2,036.00</td></tr> <tr><td>2023</td><td>2023-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>225,463</td><td>1000</td><td>21,187</td><td>1,985.00</td></tr> <tr><td>2022</td><td>2022-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>201,703</td><td>1000</td><td>21,187</td><td>2,076.00</td></tr> <tr><td>2021</td><td>2021-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>198,044</td><td>1000</td><td>20,785</td><td>2,011.00</td></tr> <tr><td>2020</td><td>2020-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>198,624</td><td>1000</td><td>20,414</td><td>1,972.00</td></tr> <tr><td>2019</td><td>2019-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>189,007</td><td>1000</td><td>19,791</td><td>1,913.00</td></tr> <tr><td>2018</td><td>2018-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>194,565</td><td>1000</td><td>19,797</td><td>1,843.00</td></tr> <tr><td>2017</td><td>2017-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>192,568</td><td>1000</td><td>19,192</td><td>1,805.00</td></tr> <tr><td>2016</td><td>2016-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>188,070</td><td>1000</td><td>18,603</td><td>1,751.00</td></tr> <tr><td>2015</td><td>2015-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>182,972</td><td>1000</td><td>18,033</td><td>1,710.00</td></tr> <tr><td>2014</td><td>2014-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>184,546</td><td>1000</td><td>17,478</td><td>1,673.00</td></tr> <tr><td>2013</td><td>2013-660019879</td><td>BIGLER, DANNY L & MARY J</td><td>3</td><td>182,917</td><td>1000</td><td>16,940</td><td>1,587.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660019879	BIGLER, DANNY L & MARY J	3	316,656	1000	21,187	2,075.00	2024	2024-660019879	BIGLER, DANNY L & MARY J	3	288,482	1000	21,188	2,036.00	2023	2023-660019879	BIGLER, DANNY L & MARY J	3	225,463	1000	21,187	1,985.00	2022	2022-660019879	BIGLER, DANNY L & MARY J	3	201,703	1000	21,187	2,076.00	2021	2021-660019879	BIGLER, DANNY L & MARY J	3	198,044	1000	20,785	2,011.00	2020	2020-660019879	BIGLER, DANNY L & MARY J	3	198,624	1000	20,414	1,972.00	2019	2019-660019879	BIGLER, DANNY L & MARY J	3	189,007	1000	19,791	1,913.00	2018	2018-660019879	BIGLER, DANNY L & MARY J	3	194,565	1000	19,797	1,843.00	2017	2017-660019879	BIGLER, DANNY L & MARY J	3	192,568	1000	19,192	1,805.00	2016	2016-660019879	BIGLER, DANNY L & MARY J	3	188,070	1000	18,603	1,751.00	2015	2015-660019879	BIGLER, DANNY L & MARY J	3	182,972	1000	18,033	1,710.00	2014	2014-660019879	BIGLER, DANNY L & MARY J	3	184,546	1000	17,478	1,673.00	2013	2013-660019879	BIGLER, DANNY L & MARY J	3	182,917	1000	16,940	1,587.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660019879	BIGLER, DANNY L & MARY J	3	316,656	1000	21,187	2,075.00																																																																																																																		
2024	2024-660019879	BIGLER, DANNY L & MARY J	3	288,482	1000	21,188	2,036.00																																																																																																																		
2023	2023-660019879	BIGLER, DANNY L & MARY J	3	225,463	1000	21,187	1,985.00																																																																																																																		
2022	2022-660019879	BIGLER, DANNY L & MARY J	3	201,703	1000	21,187	2,076.00																																																																																																																		
2021	2021-660019879	BIGLER, DANNY L & MARY J	3	198,044	1000	20,785	2,011.00																																																																																																																		
2020	2020-660019879	BIGLER, DANNY L & MARY J	3	198,624	1000	20,414	1,972.00																																																																																																																		
2019	2019-660019879	BIGLER, DANNY L & MARY J	3	189,007	1000	19,791	1,913.00																																																																																																																		
2018	2018-660019879	BIGLER, DANNY L & MARY J	3	194,565	1000	19,797	1,843.00																																																																																																																		
2017	2017-660019879	BIGLER, DANNY L & MARY J	3	192,568	1000	19,192	1,805.00																																																																																																																		
2016	2016-660019879	BIGLER, DANNY L & MARY J	3	188,070	1000	18,603	1,751.00																																																																																																																		
2015	2015-660019879	BIGLER, DANNY L & MARY J	3	182,972	1000	18,033	1,710.00																																																																																																																		
2014	2014-660019879	BIGLER, DANNY L & MARY J	3	184,546	1000	17,478	1,673.00																																																																																																																		
2013	2013-660019879	BIGLER, DANNY L & MARY J	3	182,917	1000	16,940	1,587.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:43
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0007 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,592.00 x 2.70 = 117,646 Factor Value Adjustments 1.0000 Lot Value 117,646		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,174 / 2,140
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,174
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	250,485	117.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	295,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.06	Total Misc Impr	+	18,678			
Roofing Adj	+ 2.90	Garage Cost	+	15,499			
Subfloor Adj	+ -1.35	Total RCN	=	279,207			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	89,346			
Plumbing Adj	+ 7.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	189,861			
Adj Base Cost	= 114.50	Lot Value	+	117,646			
Total Area	x 2,140	Indicated Value	=	307,507			
Adjusted Cost	= 245,030	Value Per SqFt		143.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,861		
Lot Value	117,646		
Indicated Value	307,507	143.69	Per SqFt
Agland Value			
Site Improvements	10,800		
Total Value	318,307	148.74	Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	48531	10x4		40	26.80		1,072
PATO	SLAB PORCH - OPEN	48532	19x8		152	11.00		1,672
PRCH	SLAB PORCH - COVERED	48533	402		402	25.67		10,319



Rogers

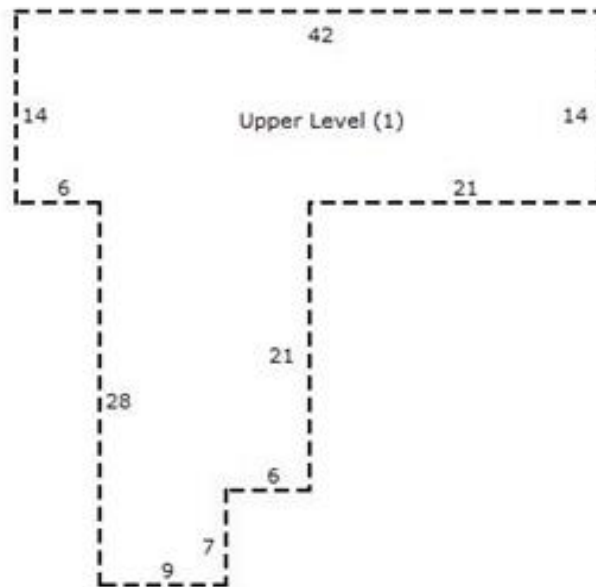
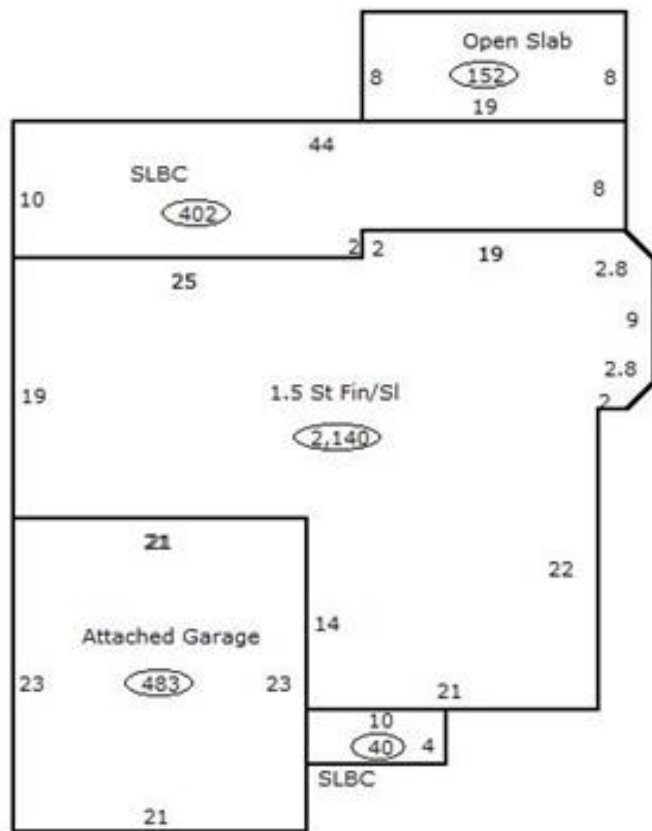
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:57:43
 Page 3

Sketch Image

660019879



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	1,174	1.823	2,140
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	152	1.000	152
5	M	PRCH		13	SLBC	402	1.000	402
6	U	^UL		13	Upper Level (1)	966	1.000	966
Total Building Area						1,174		2,140



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:57:44
 Page 4

660019879

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x30x0			750
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 750) 12,000		Modifier Total	RCN 12,000	Depr (10% Phys/ % Func) 1,200	RCNLD 10,800
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD