



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:27
Page 1

Assessment Data					Primary Image																																																	
Account 660019881 Parcel ID 000000-00-0-00396-003-0001 Cadastral ID 23-21-14-04270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342663 LEWALLER TRUST DANNY R WALLER & KENNETH LEWALLEN TRUSTEES 16319 E 90TH CT N OWASSO OK 74055-0000																																																						
Parcel Location Situs 16319 E 90TH CT N Subdivision HUNTERS GLEN ESTATES 2 Lot/Block 0001 / 0003 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: 36.28527153 -95.79119431					Building Permits																																																	
LOT 1 BLOCK 3 HUNTERS GLEN EST. 2					<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	/	LEWALLEN, KENNETH W &	09/19/2023	0	WB																																													
H	Homestead	No	1,000		2503/787	WINSBY, PATRICIA ANN	10/01/2015	330,000	WG																																													
					963/853	SELLER	07/26/1994	0	No																																													
					925/487	TRAILS END DEVELOPMENT INC	08/16/1993	8,000	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>2016</td> <td>Land Value</td> <td>118,880</td> <td>79,339</td> <td>11%</td> <td>8,727</td> <td>Assessed</td> <td>37,640 3,687.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>273,428</td> <td>262,850</td> <td></td> <td>28,913</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>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>392,308</td> <td>342,189</td> <td></td> <td>37,640</td> <td>Total Taxable</td> <td>36,640 3,589.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2016	Land Value	118,880	79,339	11%	8,727	Assessed	37,640 3,687.21	Year Frozen	0	Improvements	273,428	262,850		28,913	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	392,308	342,189		37,640	Total Taxable	36,640 3,589.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	2016	Land Value	118,880	79,339	11%	8,727	Assessed	37,640 3,687.21																																														
Year Frozen	0	Improvements	273,428	262,850		28,913	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00																																														
TIF Project ID	0	Total Value	392,308	342,189		37,640	Total Taxable	36,640 3,589.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019881	LEWALLER TRUST	3	378,056	1000	35,545	3,482.00																																															
2024	2024-660019881	LEWALLER TRUST	3	354,851	1000	34,480	3,312.00																																															
2023	2023-660019881	LEWALLER TRUST	3	330,191	1000	33,447	3,134.00																																															
2022	2022-660019881	LEWALLEN, KENNETH W &	3	304,033	1000	32,444	3,179.00																																															
2021	2021-660019881	LEWALLEN, KENNETH W &	3	311,674	1000	33,183	3,210.00																																															
2020	2020-660019881	LEWALLEN, KENNETH W &	3	309,292	1000	32,188	3,109.00																																															
2019	2019-660019881	LEWALLEN, KENNETH W &	3	292,919	1000	31,221	3,018.00																																															
2018	2018-660019881	LEWALLEN, KENNETH W &	3	294,107	1000	31,352	2,918.00																																															
2017	2017-660019881	LEWALLEN, KENNETH W &	3	291,506	1000	31,066	2,922.00																																															
2016	2016-660019881	LEWALLEN, KENNETH W &	3	283,539	1000	30,189	2,842.00																																															
2015	2015-660019881	WINSBY, PATRICIA ANN	3	221,565	1000	20,037	1,900.00																																															
2014	2014-660019881	WINSBY, PATRICIA ANN	3	225,430	1000	19,424	1,859.00																																															
2013	2013-660019881	WINSBY, PATRICIA ANN	3	212,556	1000	18,829	1,764.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:30:28
 Page 2

Lot Data		Square-Foot - NBHD 1212 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0277	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	44,768.00 x 2.66 = 118,880	
Factor Value		
Adjustments	1.0000	
Lot Value	118,880	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,381 / 2,381
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,381
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	278,048	116.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	353,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.02	Total Misc Impr	+	45,350			
Roofing Adj	+ 4.54	Garage Cost	+	16,627			
Subfloor Adj	+ -2.19	Total RCN	=	364,888			
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	105,818			
Plumbing Adj	+ 8.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	259,070			
Adj Base Cost	= 127.22	Lot Value	+	118,880			
Total Area	x 2,381	Indicated Value	=	377,950			
Adjusted Cost	= 302,911	Value Per SqFt		158.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,070		
Lot Value	118,880		
Indicated Value	377,950	158.74	Per SqFt
Agland Value			
Site Improvements	14,358		
Total Value	392,308	164.77	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
PRCH	SLAB PORCH - COVERED	48542	865		865	24.53		21,218
EPSW	ENCLOSED PORCH - SOLID WALL	48543	270		270	68.58		18,517



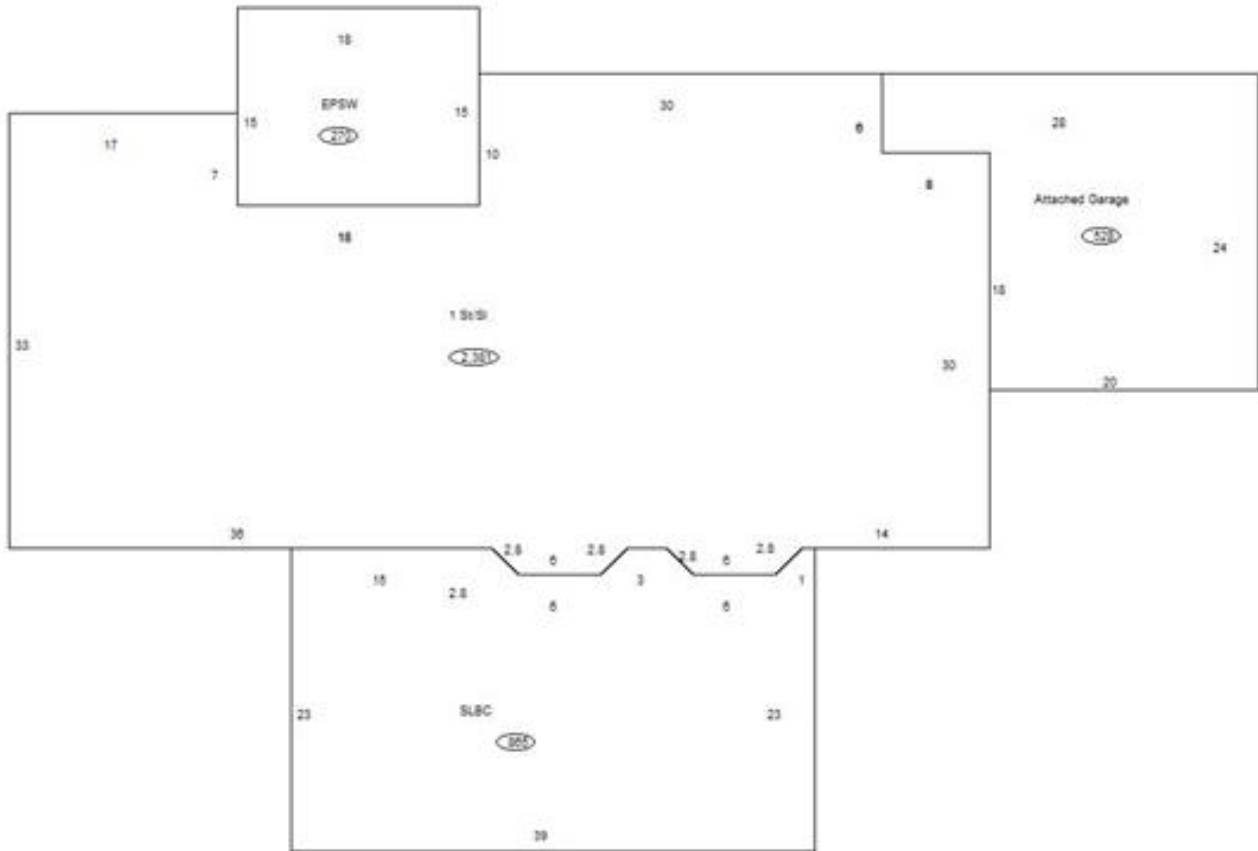
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:30:28
 Page 3

Sketch Image

660019881



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,381	1.000	2,381
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	865	1.000	865
4	M	EPSW		10	EPSW	270	1.000	270
Total Building Area						2,381		2,381



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:28
Page 4

660019881

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x24x0			576
	Qual 3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (31.16 x 576)		17,948	17,948	3,590		14,358