



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:11:21
Page 1

Assessment Data					Primary Image									
Account	660021782													
Parcel ID	21N14E-26-4-00000-000-0000													
Cadastral ID	26-21-14-00250													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	347261													
CASTOR, JAMES														
REVOCABLE TRUST														
17602 E 79TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	17602 79TH ST													
Subdivision														
Lot/Block	/	Parcel Size	1.7 - Acres											
Sec/Twn/Rng	26 / 21 / 14 / 4													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.26901972 -95.77803610														
W 329.79', E 660' N 264' SE NE SE LESS N 40' FOR RD														
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														
Code	Type	Active	Maximum	Exemption										
HV	Veteran	Yes	999,999	26,931										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	CASTOR, JOYCE M	05/20/2025		4										
2068/241	CASTOR, JAMES B & JOYCE M	10/28/2009	0	4										
1468/83	PRUDENTIAL RESIDENTIAL-SERV	03/20/2003	144,000	YES										
1444/731	JOHNSON, DARIN R &	08/10/2002	160,000	YES										
779/577			69,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2004	Land Value	36,943	36,943	11%	4,064	Assessed	26,931 2,638.16						
Year Frozen	0	Improvements	213,998	207,876		22,867	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	26,931 -2,638.00						
TIF Project ID	0	Total Value	250,941	244,819		26,931	Total Taxable	0 0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021782	CASTOR, JAMES	3	237,689	26146		.00							
2024	2024-660021782	CASTOR, JOYCE M	3	254,032	0	26,940	2,588.00							
2023	2023-660021782	CASTOR, JOYCE M	3	233,241	0	25,656	2,404.00							
2022	2022-660021782	CASTOR, JOYCE M	3	233,923	0	25,495	2,498.00							
2021	2021-660021782	CASTOR, JOYCE M	3	220,735	0	24,281	2,349.00							
2020	2020-660021782	CASTOR, JOYCE M	3	217,739	0	23,599	2,280.00							
2019	2019-660021782	CASTOR, JOYCE M	3	204,321	0	22,475	2,173.00							
2018	2018-660021782	CASTOR, JOYCE M	3	210,913	0	23,200	2,159.00							
2017	2017-660021782	CASTOR, JOYCE M	3	209,160	0	23,008	2,164.00							
2016	2016-660021782	CASTOR, JOYCE M	3	204,800	0	22,528	2,121.00							
2015	2015-660021782	CASTOR, JOYCE M	3	199,906	0	21,990	2,085.00							
2014	2014-660021782	CASTOR, JOYCE M	3	190,148	0	20,916	2,002.00							
2013	2013-660021782	CASTOR, JOYCE M	3	182,443	0	20,069	1,880.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:11:21
Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 24450 Non-Ag Acres 1.7453 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 76,023.00 x .49 = 36,943 Factor Value Adjustments 1.0000 Lot Value 36,943		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,706 / 1,706
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022	
---	--

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	256,137	150.14	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.94	Total Misc Impr	+	28,365			
Roofing Adj	+ 4.75	Garage Cost	+	17,166			
Subfloor Adj	+ -2.32	Total RCN	=	269,205			
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	104,990			
Plumbing Adj	+ 9.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,215			
Adj Base Cost	= 131.11	Lot Value	+	36,943			
Total Area	x 1,706	Indicated Value	=	201,158			
Adjusted Cost	= 223,674	Value Per SqFt		117.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,215		
Lot Value	36,943		
Indicated Value	201,158	117.91	Per SqFt
Agland Value			
Site Improvements	49,783		
Total Value	250,941	147.09	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
EPSW	ENCLOSED PORCH - SOLID WALL	52576	20x12		240	68.83		16,519
PRCH	SLAB PORCH - COVERED	52577	238		238	26.18		6,231



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

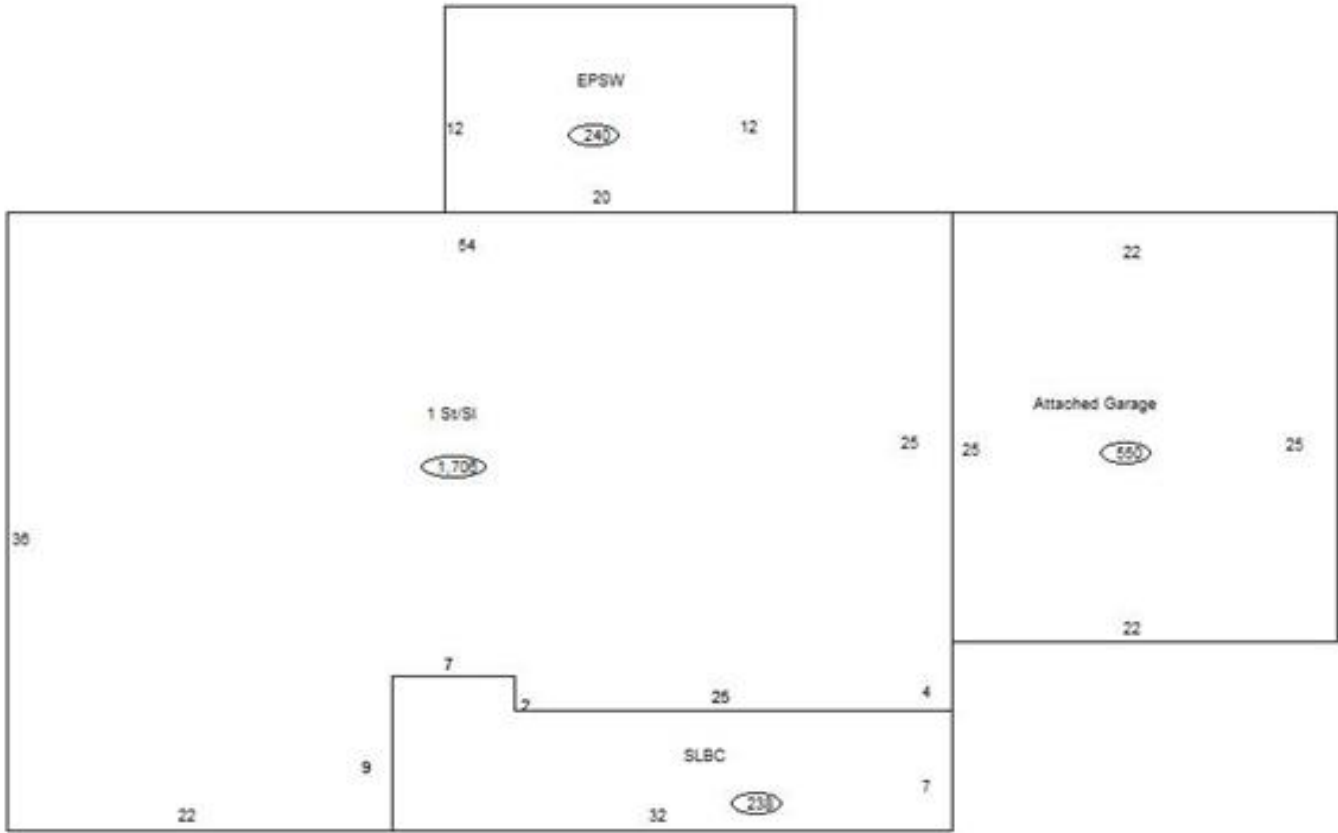
Date 04/16/2026

Time 22:11:21

Page 3

Sketch Image

660021782



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,706	1.000	1,706
2	G	1		10	Attached Garage	550	1.000	550
3	M	EPSW		10	EPSW	240	1.000	240
4	M	PRCH		10	SLBC	238	1.000	238
Total Building Area						1,706		1,706



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:11:21
Page 4

660021782

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond	Year 2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (30.22 x 1,500)	45,330		45,330	2,267	43,063
	DTGF	DETACHED GARAGE FAIR	35x20x0			700
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 700)	11,200		11,200	4,480	6,720