



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:08:54
Page 1

Assessment Data					Primary Image				
Account	660021787								
Parcel ID	21N14E-26-4-00000-000-0000								
Cadastral ID	26-21-14-00290								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	341451								
BACKUES, KAY									
7932 N 174TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07932 N 174TH E AVE								
Subdivision									
Lot/Block	/	Parcel Size	1.5 - Acres						
Sec/Twn/Rng	26 / 21 / 14 / 4								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27100769 -95.78146470									
N 165' E 395' NE NW SE LESS RD IN SE/C									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 211	NEW DTCH ACC BLDG 12X24	07/2024	12/2024	25,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	STINER, ROY E & MELBA Z	04/28/2023	600,000	YES					
2221/454	SHIMER, PAMELA J	01/19/2012	435,000	YES					
1991/76	FOWLER, RICHARD B & JANICE-A	11/14/2008	525,000	YES					
1156/877	WEST, JERRY L &	02/03/1999	262,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	261,502	207,545	11%	22,830	Assessed	59,119 5,791.30	
Year Frozen	0	Improvements	347,146	329,899		36,289	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	608,648	537,444		59,119	Total Taxable	58,119 5,693.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021787	BACKUES, KAY	3	521,791	1000	56,397	5,525.00		
2024	2024-660021787	BACKUES, KAY	3	601,404	0	66,154	6,355.00		
2023	2023-660021787	BACKUES, KAY	3	469,652	0	51,662	4,841.00		
2022	2022-660021787	STINER, ROY E & MELBA Z	3	477,002	0	52,470	5,140.00		
2021	2021-660021787	STINER, ROY E & MELBA Z	3	509,180	0	56,010	5,418.00		
2020	2020-660021787	STINER, ROY E & MELBA Z	3	500,947	0	53,731	5,190.00		
2019	2019-660021787	STINER, ROY E & MELBA Z	3	465,197	0	51,172	4,947.00		
2018	2018-660021787	STINER, ROY E & MELBA Z	3	483,071	0	53,138	4,946.00		
2017	2017-660021787	STINER, ROY E & MELBA Z	3	477,190	0	52,491	4,937.00		
2016	2016-660021787	STINER, ROY E & MELBA Z	3	466,559	0	51,322	4,832.00		
2015	2015-660021787	STINER, ROY E & MELBA Z	3	452,925	0	49,822	4,725.00		
2014	2014-660021787	STINER, ROY E & MELBA Z	3	460,269	0	50,489	4,833.00		
2013	2013-660021787	STINER, ROY E & MELBA Z	3	437,134	0	48,085	4,505.00		



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Date 04/18/2026
Time 08:08:54
Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	21750	
Non-Ag Acres	1.4458	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	62,980.00 x .50 = 31,726	
Factor Value		
Adjustments	8.2425	
Lot Value	261,502	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Veneer, Stone
Base/Total Area	2,861 / 2,861
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,861
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23



\\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	413,311	144.46	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	118.19	Total Misc Impr	+	36,402			
Roofing Adj	+ 6.06	Garage Cost	+	29,790			
Subfloor Adj	+ -4.37	Total RCN	=	480,207			
Heat/Cool Adj	+ 17.38	Depreciation (28%)	-	134,458			
Plumbing Adj	+ 7.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	345,749			
Adj Base Cost	= 144.71	Lot Value	+	261,502			
Total Area	x 2,861	Indicated Value	=	607,251			
Adjusted Cost	= 414,015	Value Per SqFt		212.25			

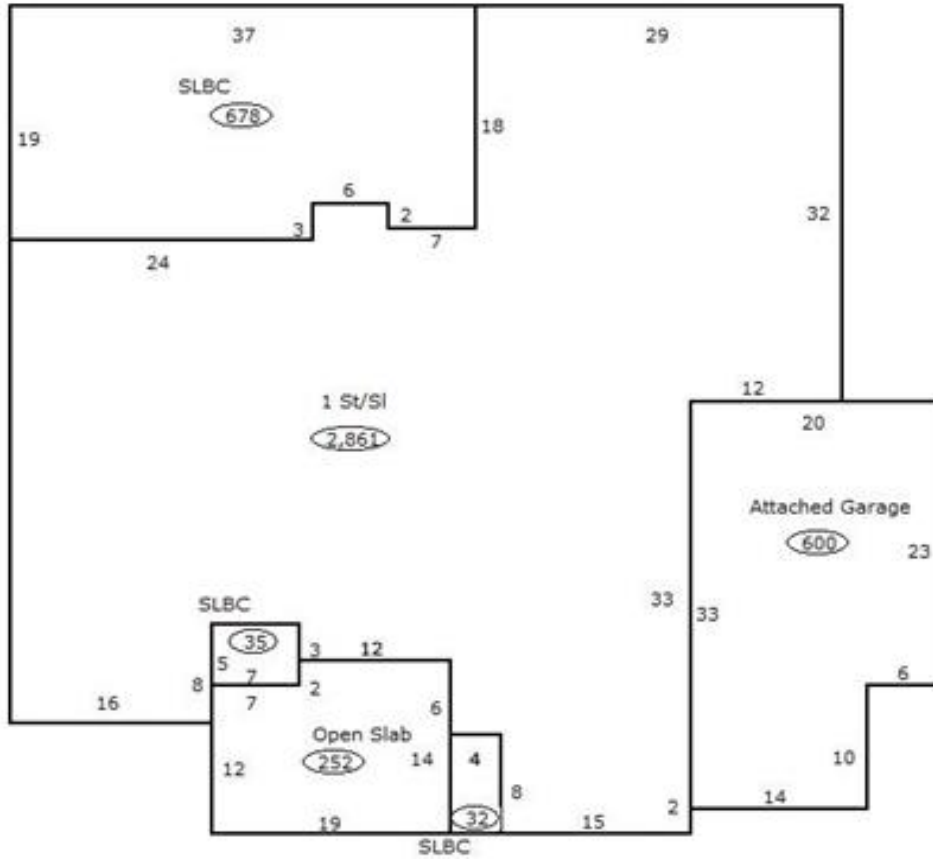
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	345,749		
Lot Value	261,502		
Indicated Value	607,251	212.25	Per SqFt
Agland Value			
Site Improvements	1,397		
Total Value	608,648	212.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	52597	8x4		32	36.57		1,170
PATO	SLAB PORCH - OPEN	52598	252		252	12.83		3,233
PRCH	SLAB PORCH - COVERED	52599	35		35	36.56		1,280
PRCH	SLAB PORCH - COVERED	52600	678		678	33.92		22,998



Sketch Image

660021787



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,861	1.000	2,861
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PATO		13	Open Slab	252	1.000	252
5	M	PRCH		13	SLBC	35	1.000	35
6	M	PRCH		13	SLBC	678	1.000	678
Total Building Area						2,861		2,861



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Date 04/18/2026
Time 08:08:54
Page 4

660021787

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GHF	Greenhouse	12x24x6	Concrete		288
	Qual	3	Cond 3	Year 2024	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (5.00 x 288)	1,440	1,440	43	1,397