



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 660021792 Parcel ID 21N14E-26-3-00000-000-0000 Cadastral ID 26-21-14-00500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347168 VASQUEZ, YULISSA 16349 E 76TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16349 E 76TH ST N Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 26 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS				<p>660021792_001.JPG 8/28/2024</p>																									
Legal Description Lat/Long: 36.26492845 -95.79032093										Building Permits																			
E2 SE SW SW				<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>R21 000100</td> <td>R23- COMPLETING 4300 SQ FT SFR</td> <td>03/2021</td> <td>08/2024</td> <td>200,000</td> </tr> <tr> <td>R2013 03 11</td> <td>R16- NEW 4800 SQ FT BARN 60X80</td> <td>03/2013</td> <td>07/2015</td> <td>17,000</td> </tr> <tr> <td>R2013 03 10</td> <td>R22-NEW 5386 SQ FT SFR</td> <td>03/2013</td> <td>03/2021</td> <td>250,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 000100	R23- COMPLETING 4300 SQ FT SFR	03/2021	08/2024	200,000	R2013 03 11	R16- NEW 4800 SQ FT BARN 60X80	03/2013	07/2015	17,000	R2013 03 10	R22-NEW 5386 SQ FT SFR	03/2013	03/2021	250,000
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Exemptions				Sale History																									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	VASQUEZ, EFRAIN JR &	05/23/2025	0	4																				
					2352/811	RAMSEY, DANIEL ADAM	08/27/2013	135,000	9																				
					2109/438	PINIX FAMILY TRUST	06/11/2010	110,000	YES																				
					1826/16	HUDSON, ROY F & ELLEN G	11/14/2006	0	4																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2011	Land Value	82,506	82,506	11%	9,076	Assessed	103,388	10,127.89																				
Year Frozen	0	Improvements	857,383	857,383		94,312	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	939,889	939,889		103,388	Total Taxable	103,388	10,128.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660021792	VASQUEZ, YULISSA			3	898,796	0	98,868	9,685.00																				
2024	2024-660021792	VASQUEZ, EFRAIN JR &			3	120,202	0	13,223	1,270.00																				
2023	2023-660021792	VASQUEZ, EFRAIN JR &			3	141,459	0	15,560	1,458.00																				
2022	2022-660021792	VASQUEZ, EFRAIN JR &			3	141,459	0	15,560	1,524.00																				
2021	2021-660021792	VASQUEZ, EFRAIN JR &			3	135,145	0	14,866	1,438.00																				
2020	2020-660021792	VASQUEZ, EFRAIN JR &			3	134,647	0	14,811	1,431.00																				
2019	2019-660021792	VASQUEZ, EFRAIN JR &			3	133,245	0	14,657	1,417.00																				
2018	2018-660021792	VASQUEZ, EFRAIN JR &			3	133,712	0	14,708	1,369.00																				
2017	2017-660021792	VASQUEZ, EFRAIN JR &			3	132,800	0	14,608	1,374.00																				
2016	2016-660021792	VASQUEZ, EFRAIN JR &			3	132,800	0	14,608	1,375.00																				
2015	2015-660021792	VASQUEZ, EFRAIN JR &			3	110,000	0	12,100	1,147.00																				
2014	2014-660021792	VASQUEZ, EFRAIN JR &			3	110,000	0	12,100	1,158.00																				
2013	2013-660021792	VASQUEZ, EFRAIN JR &			3	110,000	0	12,100	1,134.00																				



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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 49800 Non-Ag Acres 5.1469 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 224,199.00 x .37 = 82,506 Factor Value Adjustments 1.0000 Lot Value 82,506		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Stucco 40% Veneer, Masonry
Base/Total Area	4,082 / 4,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	7,003 Total
Garage Type	
Remodel	
Year/Eff Age	2024 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	815,252		
Lot Value	82,506		
Indicated Value	897,758	210.94	Per SqFt
Agland Value			
Site Improvements	42,131		
Total Value	939,889	220.84	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.84	Total Misc Impr	+ 29,907				
Roofing Adj	+ 5.91	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 826,119				
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 16,522				
Plumbing Adj	+ 5.33	Lump Sums	+ 5,655				
Basement Adj	+ 52.55	RCNLD	= 815,252				
Adj Base Cost	= 187.08	Lot Value	+ 82,506				
Total Area	x 4,256	Indicated Value	= 897,758				
Adjusted Cost	= 796,212	Value Per SqFt	210.94				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
BALW	Balcony - Wood	160825	12x12		144	39.27	5,655
PRCH	Porch	160826	27x12		324	35.85	11,615
PATO	Patio - Open	160827	20x6		120	15.79	1,895
FPR1	Fireplace - Residential 1 Story			2 2024	2	8,198.48	16,397



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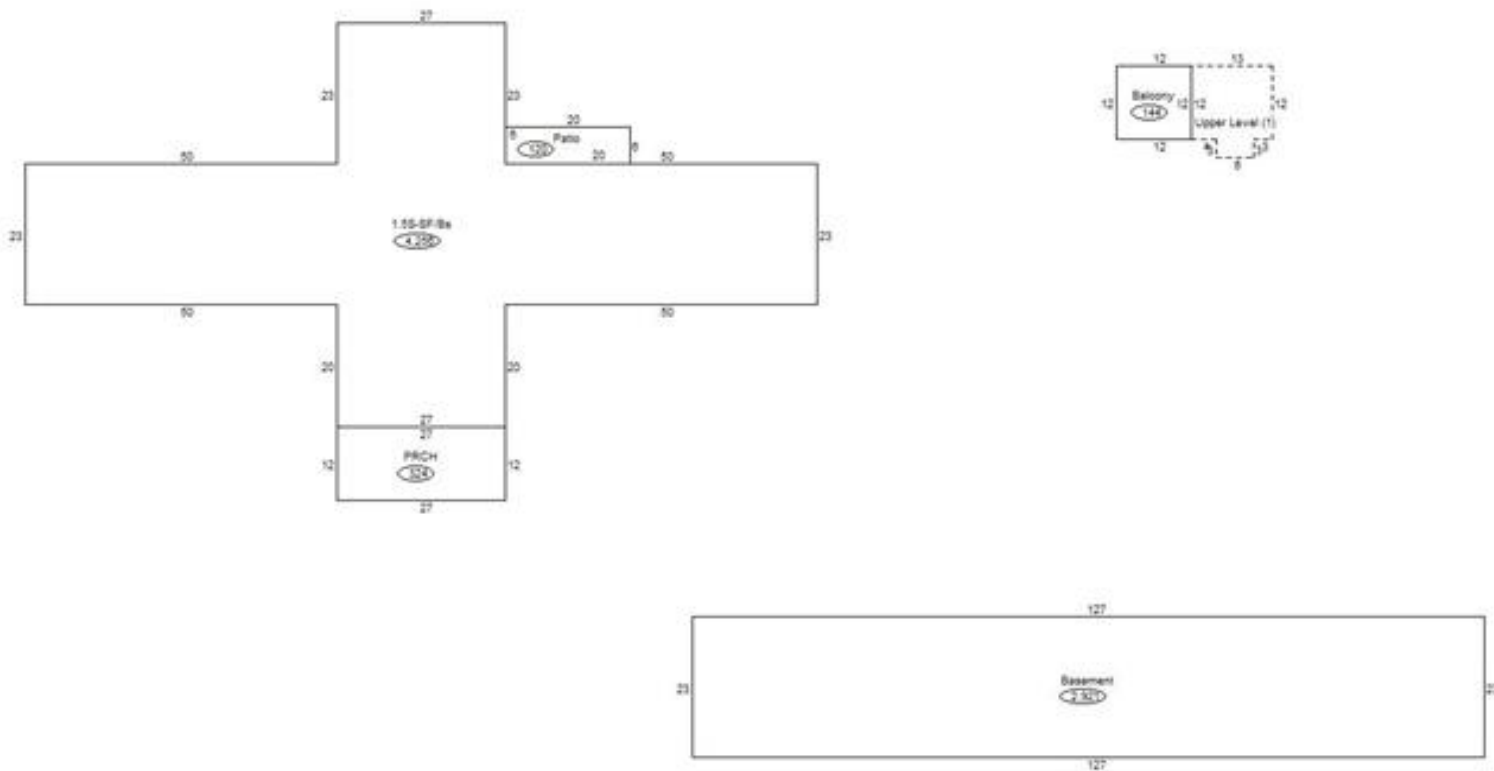
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5S-SF/Bs	4,082	1.043	4,256
2	U	^UL		20	Upper Level (1)	174	1.000	174
3	M	BALW		20	Balcony	144	1.000	144
4	M	PRCH		20	PRCH	324	1.000	324
5	M	PATO		20	Patio	120	1.000	120
6	B	1		20	Basement	2,921	1.000	2,921
Total Building Area						4,082		4,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	77x60x0			4,620
	Qual	Cond	Year	2015	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (8.74 x 4,620)		40,379			40,379	40,379
	LT	LEAN-TO	20x60x0			1,200
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
Base Cost (2.92 x 1,200)		3,504			3,504	1,752