



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:09
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021824 Parcel ID 000000-00-0-00207-002-0007 Cadastral ID 26-21-14-02440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337439 LAROSE, JASON M 16343 E 85TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16343 E 85TH ST N Subdivision COUNTRY BRIER Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27819027 -95.78919630																																																																																																																									
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>R23 059</td> <td>R24 NEW POOL</td> <td>08/2023</td> <td>12/2023</td> <td>92,573</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 059	R24 NEW POOL	08/2023	12/2023	92,573																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R23 059	R24 NEW POOL	08/2023	12/2023	92,573																																																																																																																					
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>/</td> <td>RESIDENTIAL RENEWAL CO LLC</td> <td>02/17/2022</td> <td>400,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>COACHES REAL ESTATE LLC</td> <td>05/17/2021</td> <td>182,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>SEMPER FI PROPERTIES INC</td> <td>03/30/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>CZUPRYNSKI, KRISTINA A</td> <td>03/24/2021</td> <td>140,000</td> <td>10</td> </tr> <tr> <td>981/526</td> <td>JONES, BILLY DORST</td> <td>12/09/1994</td> <td>114,500</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	RESIDENTIAL RENEWAL CO LLC	02/17/2022	400,000	YES	/	COACHES REAL ESTATE LLC	05/17/2021	182,500	YES	/	SEMPER FI PROPERTIES INC	03/30/2021	0	4	/	CZUPRYNSKI, KRISTINA A	03/24/2021	140,000	10	981/526	JONES, BILLY DORST	12/09/1994	114,500	Yes																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	RESIDENTIAL RENEWAL CO LLC	02/17/2022	400,000	YES																																																																																																																					
/	COACHES REAL ESTATE LLC	05/17/2021	182,500	YES																																																																																																																					
/	SEMPER FI PROPERTIES INC	03/30/2021	0	4																																																																																																																					
/	CZUPRYNSKI, KRISTINA A	03/24/2021	140,000	10																																																																																																																					
981/526	JONES, BILLY DORST	12/09/1994	114,500	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>2023</td> <td>Land Value</td> <td>186,863</td> <td>186,863</td> <td>11%</td> <td>20,555</td> <td>Assessed</td> <td>44,616</td> <td>4,370.58</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>218,740</td> <td>218,740</td> <td></td> <td>24,061</td> <td>Penalty</td> <td>0</td> <td></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</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>405,603</td> <td>405,603</td> <td></td> <td>44,616</td> <td>Total Taxable</td> <td>43,616</td> <td>4,273.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value	186,863	186,863	11%	20,555	Assessed	44,616	4,370.58	Year Frozen	0	Improvements	218,740	218,740		24,061	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	405,603	405,603		44,616	Total Taxable	43,616	4,273.00																																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2023	Land Value	186,863	186,863	11%	20,555	Assessed	44,616	4,370.58																																																																																																																
Year Frozen	0	Improvements	218,740	218,740		24,061	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																																																																																																
TIF Project ID	0	Total Value	405,603	405,603		44,616	Total Taxable	43,616	4,273.00																																																																																																																
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>2025-660021824</td><td>LAROSE, JASON M</td><td>3</td><td>400,792</td><td>1000</td><td>43,087</td><td>4,221.00</td></tr> <tr><td>2024</td><td>2024-660021824</td><td>LAROSE, JASON M</td><td>3</td><td>400,000</td><td>1000</td><td>43,000</td><td>4,131.00</td></tr> <tr><td>2023</td><td>2023-660021824</td><td>LAROSE, JASON M</td><td>3</td><td>400,000</td><td>1000</td><td>43,000</td><td>4,030.00</td></tr> <tr><td>2022</td><td>2022-660021824</td><td>LAROSE, JASON M</td><td>3</td><td>182,500</td><td>0</td><td>20,075</td><td>1,967.00</td></tr> <tr><td>2021</td><td>2021-660021824</td><td>RESIDENTIAL RENEWAL CO LLC</td><td>3</td><td>230,879</td><td>1000</td><td>22,501</td><td>2,177.00</td></tr> <tr><td>2020</td><td>2020-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>229,734</td><td>1000</td><td>21,816</td><td>2,107.00</td></tr> <tr><td>2019</td><td>2019-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>219,654</td><td>1000</td><td>21,152</td><td>2,045.00</td></tr> <tr><td>2018</td><td>2018-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>227,278</td><td>1000</td><td>20,506</td><td>1,909.00</td></tr> <tr><td>2017</td><td>2017-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>210,643</td><td>1000</td><td>19,880</td><td>1,870.00</td></tr> <tr><td>2016</td><td>2016-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>205,604</td><td>1000</td><td>19,273</td><td>1,815.00</td></tr> <tr><td>2015</td><td>2015-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>199,685</td><td>1000</td><td>18,681</td><td>1,772.00</td></tr> <tr><td>2014</td><td>2014-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>204,434</td><td>1000</td><td>18,109</td><td>1,733.00</td></tr> <tr><td>2013</td><td>2013-660021824</td><td>CZUPRYNSKI, KRISTINA A</td><td>3</td><td>193,452</td><td>1000</td><td>17,552</td><td>1,644.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660021824	LAROSE, JASON M	3	400,792	1000	43,087	4,221.00	2024	2024-660021824	LAROSE, JASON M	3	400,000	1000	43,000	4,131.00	2023	2023-660021824	LAROSE, JASON M	3	400,000	1000	43,000	4,030.00	2022	2022-660021824	LAROSE, JASON M	3	182,500	0	20,075	1,967.00	2021	2021-660021824	RESIDENTIAL RENEWAL CO LLC	3	230,879	1000	22,501	2,177.00	2020	2020-660021824	CZUPRYNSKI, KRISTINA A	3	229,734	1000	21,816	2,107.00	2019	2019-660021824	CZUPRYNSKI, KRISTINA A	3	219,654	1000	21,152	2,045.00	2018	2018-660021824	CZUPRYNSKI, KRISTINA A	3	227,278	1000	20,506	1,909.00	2017	2017-660021824	CZUPRYNSKI, KRISTINA A	3	210,643	1000	19,880	1,870.00	2016	2016-660021824	CZUPRYNSKI, KRISTINA A	3	205,604	1000	19,273	1,815.00	2015	2015-660021824	CZUPRYNSKI, KRISTINA A	3	199,685	1000	18,681	1,772.00	2014	2014-660021824	CZUPRYNSKI, KRISTINA A	3	204,434	1000	18,109	1,733.00	2013	2013-660021824	CZUPRYNSKI, KRISTINA A	3	193,452	1000	17,552	1,644.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660021824	LAROSE, JASON M	3	400,792	1000	43,087	4,221.00																																																																																																																		
2024	2024-660021824	LAROSE, JASON M	3	400,000	1000	43,000	4,131.00																																																																																																																		
2023	2023-660021824	LAROSE, JASON M	3	400,000	1000	43,000	4,030.00																																																																																																																		
2022	2022-660021824	LAROSE, JASON M	3	182,500	0	20,075	1,967.00																																																																																																																		
2021	2021-660021824	RESIDENTIAL RENEWAL CO LLC	3	230,879	1000	22,501	2,177.00																																																																																																																		
2020	2020-660021824	CZUPRYNSKI, KRISTINA A	3	229,734	1000	21,816	2,107.00																																																																																																																		
2019	2019-660021824	CZUPRYNSKI, KRISTINA A	3	219,654	1000	21,152	2,045.00																																																																																																																		
2018	2018-660021824	CZUPRYNSKI, KRISTINA A	3	227,278	1000	20,506	1,909.00																																																																																																																		
2017	2017-660021824	CZUPRYNSKI, KRISTINA A	3	210,643	1000	19,880	1,870.00																																																																																																																		
2016	2016-660021824	CZUPRYNSKI, KRISTINA A	3	205,604	1000	19,273	1,815.00																																																																																																																		
2015	2015-660021824	CZUPRYNSKI, KRISTINA A	3	199,685	1000	18,681	1,772.00																																																																																																																		
2014	2014-660021824	CZUPRYNSKI, KRISTINA A	3	204,434	1000	18,109	1,733.00																																																																																																																		
2013	2013-660021824	CZUPRYNSKI, KRISTINA A	3	193,452	1000	17,552	1,644.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

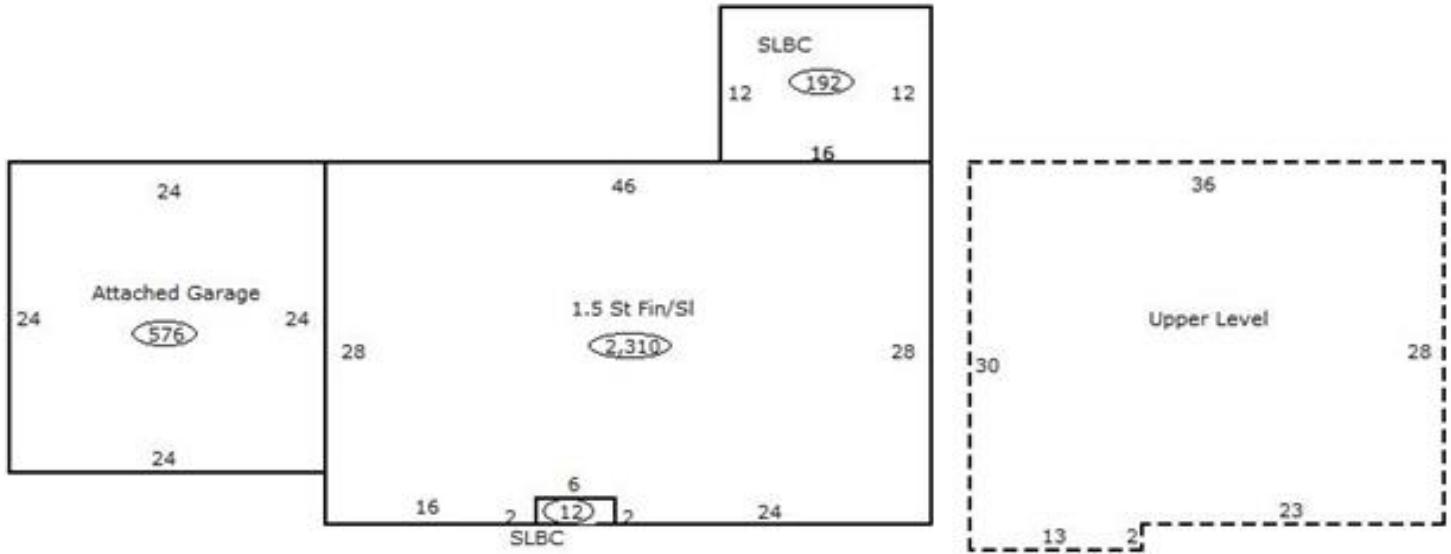
Date 04/16/2026
Time 23:20:09
Page 2

Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.1607							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	50,559.00 x 2.47 = 124,961							
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/10/2022				
Adjustments	1.4954			GRM Approach				
Lot Value	186,863			GRM Code				
Residential Data				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			Multiple Regression				
Quality	3.5 - Average			MRA Code 1 Test				
Architecture				Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 305,520 132.26 Per SqFt				
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood			Direct Comparables				
Base/Total Area	1,276 / 2,310			Selection Model A Adam Test				
Style	100% 1 1/2 Story Finished			Adjustment Model 1 2022 Residential				
HVAC	100% Warmed & Cooled Air			Comparables 3				
Roof Cover	1 Composition Shingle			Indicated Value 416,410 Per SqFt				
Area on Slab	1,276			Value Reconciliation				
Fixture/RghIn	14 /			Selected Approach Cost Approach				
Bed/F/H Bath	4 / 2.5 /			Improvements 191,740				
Basement Area				Lot Value 186,863				
Garage Type	576 Attached Garage - Unfinished			Indicated Value 378,603 163.90 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1982 / 33			Site Improvements 27,000				
Cost Approach				Total Value 405,603 175.59 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	100.43	Total Misc Impr	+ 12,319					
Roofing Adj	+ 3.19	Garage Cost	+ 22,205					
Subfloor Adj	+ -2.04	Total RCN	= 324,983					
Heat/Cool Adj	+ 14.47	Depreciation (41%)	- 133,243					
Plumbing Adj	+ 9.69	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 191,740					
Adj Base Cost	= 125.74	Lot Value	+ 186,863					
Total Area	x 2,310	Indicated Value	= 378,603					
Adjusted Cost	= 290,459	Value Per SqFt	163.90					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	52731	6x2		12	29.49		354
PRCH	SLAB PORCH - COVERED	52732	16x12		192	28.83		5,535



Sketch Image

660021824



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	1,276	1.810	2,310
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PRCH		13	SLBC	192	1.000	192
5	U	^UL	Overhang	13	Upper Level	1,034	1.000	1,034
Total Building Area						1,276		2,310



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:20:09
 Page 4

660021824

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (10% Phys/ % Func) 3,000	RCNLD 27,000
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total	RCN 899	Depr (100% Phys/ % Func) 899	RCNLD