




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	660021826				 <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM\ 8/10/2022</p>				
Parcel ID	000000-00-0-00207-002-0009								
Cadastral ID	26-21-14-02460								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	127074								
COKE, BOBBY JOE									
16311 E 85TH ST NORTH OWASSO OK 74055-0000									
Parcel Location									
Situs	16311 85TH ST								
Subdivision	COUNTRY BRIER								
Lot/Block	0009 / 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 Lat/Long: 36.27766349 -95.79006397									
Building Permits									
LOT 9 BLOCK 2 COUNTRY BRIER									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	123,553	46,274	11%	5,090	Assessed	20,507	2,008.87
Year Frozen	0	Improvements	159,998	140,148		15,417	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	283,551	186,422		20,507	Total Taxable	19,507	1,911.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021826	COKE, BOBBY JOE			3	280,881	1000	18,910	1,852.00
2024	2024-660021826	COKE, BOBBY JOE			3	321,236	1000	18,329	1,761.00
2023	2023-660021826	COKE, BOBBY JOE			3	201,220	1000	17,767	1,665.00
2022	2022-660021826	COKE, BOBBY JOE			3	201,214	1000	17,220	1,687.00
2021	2021-660021826	COKE, BOBBY JOE			3	203,548	1000	16,689	1,614.00
2020	2020-660021826	COKE, BOBBY JOE			3	202,546	1000	16,174	1,562.00
2019	2019-660021826	COKE, BOBBY JOE			3	194,033	1000	15,674	1,515.00
2018	2018-660021826	COKE, BOBBY JOE			3	198,712	1000	15,189	1,414.00
2017	2017-660021826	COKE, BOBBY JOE			3	182,309	1000	14,717	1,384.00
2016	2016-660021826	COKE, BOBBY JOE			3	178,094	1000	14,260	1,343.00
2015	2015-660021826	COKE, BOBBY JOE			3	173,294	1000	13,814	1,310.00
2014	2014-660021826	COKE, BOBBY JOE			3	177,679	1000	13,383	1,281.00
2013	2013-660021826	COKE, BOBBY JOE			3	168,279	1000	12,965	1,215.00



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1299	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,218.00 x 2.51 = 123,553	
Factor Value		
Adjustments	1.0000	
Lot Value	123,553	

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	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,830
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	109.51	Total Misc Impr	+ 19,299
Roofing Adj	+ 4.79	Garage Cost	+ 16,627
Subfloor Adj	+ -2.29	Total RCN	= 279,554
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 120,208
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,346
Adj Base Cost	= 133.13	Lot Value	+ 123,553
Total Area	x 1,830	Indicated Value	= 282,899
Adjusted Cost	= 243,628	Value Per SqFt	154.59



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,285	114.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	300,860		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,346		
Lot Value	123,553		
Indicated Value	282,899	154.59	Per SqFt
Agland Value			
Site Improvements	652		
Total Value	283,551	154.95	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	52741		9x5	45	26.79		1,206
EPSW	ENCLOSED PORCH - SOLID WALL	52742		18x10	180	69.32		12,478



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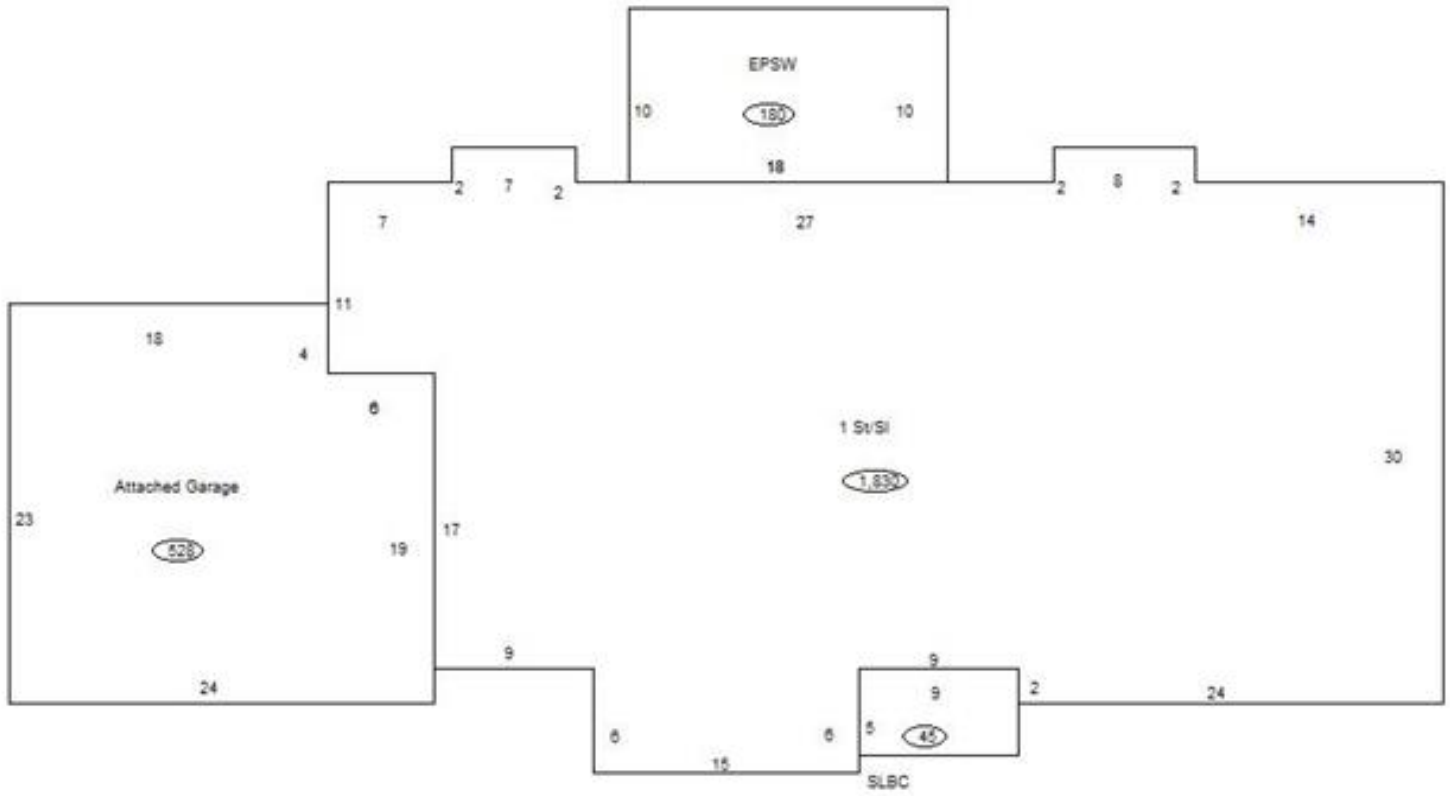
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,830	1.000	1,830
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	45	1.000	45
4	M	EPSW		10	EPSW	180	1.000	180
Total Building Area						1,830		1,830



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			192	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 192)		899		899	315	584
	LT	LEAN-TO	3x12x0			36	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 36)		105		105	37	68