



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021899 Parcel ID 000000-00-0-00210-002-0002 Cadastral ID 26-21-14-03200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327803 ABBEY, JENNIFER & MICHAEL 8516 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08516 N 167TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0002 / 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: 36.27778331 -95.78710095																																																																																																																									
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>R21 000220</td> <td>R22- NEW 30X40 DTCH ACC BLDG</td> <td>07/2021</td> <td>10/2021</td> <td>33,413</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000220	R22- NEW 30X40 DTCH ACC BLDG	07/2021	10/2021	33,413																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R21 000220	R22- NEW 30X40 DTCH ACC BLDG	07/2021	10/2021	33,413																																																																																																																					
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>THOMAS, JESSICA A</td> <td>05/29/2019</td> <td>200,000</td> <td>YES</td> </tr> <tr> <td>2274/465</td> <td>RYAN, ALLEN G &</td> <td>09/14/2012</td> <td>165,000</td> <td>YES</td> </tr> <tr> <td>1279/198</td> <td>DEAN, ROGER WAYNE</td> <td>03/20/2001</td> <td>126,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	THOMAS, JESSICA A	05/29/2019	200,000	YES	2274/465	RYAN, ALLEN G &	09/14/2012	165,000	YES	1279/198	DEAN, ROGER WAYNE	03/20/2001	126,000	YES																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	THOMAS, JESSICA A	05/29/2019	200,000	YES																																																																																																																					
2274/465	RYAN, ALLEN G &	09/14/2012	165,000	YES																																																																																																																					
1279/198	DEAN, ROGER WAYNE	03/20/2001	126,000	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>2020</td> <td>Land Value</td> <td>118,086</td> <td>79,045</td> <td>11%</td> <td>8,695</td> <td>Assessed</td> <td>27,759</td> <td>2,719.27</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>201,098</td> <td>173,308</td> <td></td> <td>19,064</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>319,184</td> <td>252,353</td> <td></td> <td>27,759</td> <td>Total Taxable</td> <td>26,759</td> <td>2,621.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2020	Land Value	118,086	79,045	11%	8,695	Assessed	27,759	2,719.27	Year Frozen	0	Improvements	201,098	173,308		19,064	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	319,184	252,353		27,759	Total Taxable	26,759	2,621.00																																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2020	Land Value	118,086	79,045	11%	8,695	Assessed	27,759	2,719.27																																																																																																																
Year Frozen	0	Improvements	201,098	173,308		19,064	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																																																																																																
TIF Project ID	0	Total Value	319,184	252,353		27,759	Total Taxable	26,759	2,621.00																																																																																																																
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>2025-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>302,266</td><td>1000</td><td>25,950</td><td>2,542.00</td></tr> <tr><td>2024</td><td>2024-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>333,906</td><td>1000</td><td>25,166</td><td>2,418.00</td></tr> <tr><td>2023</td><td>2023-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>230,939</td><td>1000</td><td>24,404</td><td>2,287.00</td></tr> <tr><td>2022</td><td>2022-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>229,688</td><td>1000</td><td>24,266</td><td>2,377.00</td></tr> <tr><td>2021</td><td>2021-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>204,156</td><td>1000</td><td>21,458</td><td>2,076.00</td></tr> <tr><td>2020</td><td>2020-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>203,181</td><td>1000</td><td>21,350</td><td>2,062.00</td></tr> <tr><td>2019</td><td>2019-660021899</td><td>ABBAY, JENNIFER & MICHAEL</td><td>3</td><td>186,857</td><td>1000</td><td>19,554</td><td>1,890.00</td></tr> <tr><td>2018</td><td>2018-660021899</td><td>THOMAS, JESSICA A</td><td>3</td><td>192,963</td><td>1000</td><td>19,014</td><td>1,770.00</td></tr> <tr><td>2017</td><td>2017-660021899</td><td>THOMAS, JESSICA A</td><td>3</td><td>176,642</td><td>1000</td><td>18,431</td><td>1,734.00</td></tr> <tr><td>2016</td><td>2016-660021899</td><td>THOMAS, JESSICA A</td><td>3</td><td>172,544</td><td>1000</td><td>17,980</td><td>1,693.00</td></tr> <tr><td>2015</td><td>2015-660021899</td><td>THOMAS, JESSICA A</td><td>3</td><td>167,845</td><td>1000</td><td>17,463</td><td>1,656.00</td></tr> <tr><td>2014</td><td>2014-660021899</td><td>THOMAS, JESSICA A</td><td>3</td><td>174,726</td><td>1000</td><td>17,805</td><td>1,704.00</td></tr> <tr><td>2013</td><td>2013-660021899</td><td>THOMAS, JESSICA A</td><td>3</td><td>165,980</td><td>1000</td><td>17,258</td><td>1,617.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660021899	ABBAY, JENNIFER & MICHAEL	3	302,266	1000	25,950	2,542.00	2024	2024-660021899	ABBAY, JENNIFER & MICHAEL	3	333,906	1000	25,166	2,418.00	2023	2023-660021899	ABBAY, JENNIFER & MICHAEL	3	230,939	1000	24,404	2,287.00	2022	2022-660021899	ABBAY, JENNIFER & MICHAEL	3	229,688	1000	24,266	2,377.00	2021	2021-660021899	ABBAY, JENNIFER & MICHAEL	3	204,156	1000	21,458	2,076.00	2020	2020-660021899	ABBAY, JENNIFER & MICHAEL	3	203,181	1000	21,350	2,062.00	2019	2019-660021899	ABBAY, JENNIFER & MICHAEL	3	186,857	1000	19,554	1,890.00	2018	2018-660021899	THOMAS, JESSICA A	3	192,963	1000	19,014	1,770.00	2017	2017-660021899	THOMAS, JESSICA A	3	176,642	1000	18,431	1,734.00	2016	2016-660021899	THOMAS, JESSICA A	3	172,544	1000	17,980	1,693.00	2015	2015-660021899	THOMAS, JESSICA A	3	167,845	1000	17,463	1,656.00	2014	2014-660021899	THOMAS, JESSICA A	3	174,726	1000	17,805	1,704.00	2013	2013-660021899	THOMAS, JESSICA A	3	165,980	1000	17,258	1,617.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660021899	ABBAY, JENNIFER & MICHAEL	3	302,266	1000	25,950	2,542.00																																																																																																																		
2024	2024-660021899	ABBAY, JENNIFER & MICHAEL	3	333,906	1000	25,166	2,418.00																																																																																																																		
2023	2023-660021899	ABBAY, JENNIFER & MICHAEL	3	230,939	1000	24,404	2,287.00																																																																																																																		
2022	2022-660021899	ABBAY, JENNIFER & MICHAEL	3	229,688	1000	24,266	2,377.00																																																																																																																		
2021	2021-660021899	ABBAY, JENNIFER & MICHAEL	3	204,156	1000	21,458	2,076.00																																																																																																																		
2020	2020-660021899	ABBAY, JENNIFER & MICHAEL	3	203,181	1000	21,350	2,062.00																																																																																																																		
2019	2019-660021899	ABBAY, JENNIFER & MICHAEL	3	186,857	1000	19,554	1,890.00																																																																																																																		
2018	2018-660021899	THOMAS, JESSICA A	3	192,963	1000	19,014	1,770.00																																																																																																																		
2017	2017-660021899	THOMAS, JESSICA A	3	176,642	1000	18,431	1,734.00																																																																																																																		
2016	2016-660021899	THOMAS, JESSICA A	3	172,544	1000	17,980	1,693.00																																																																																																																		
2015	2015-660021899	THOMAS, JESSICA A	3	167,845	1000	17,463	1,656.00																																																																																																																		
2014	2014-660021899	THOMAS, JESSICA A	3	174,726	1000	17,805	1,704.00																																																																																																																		
2013	2013-660021899	THOMAS, JESSICA A	3	165,980	1000	17,258	1,617.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:10
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0104		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,011.00 x 2.68 = 118,086		
Factor Value			
Adjustments	1.0000		
Lot Value	118,086		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,631 / 1,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,631
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	238,775 146.40 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	312,470 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	156,260
Lot Value	118,086
Indicated Value	274,346 168.21 Per SqFt
Agland Value	
Site Improvements	44,838
Total Value	319,184 195.70 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.14	Total Misc Impr	+ 10,207
Roofing Adj	+ 4.90	Garage Cost	+ 16,086
Subfloor Adj	+ -2.31	Total RCN	= 251,926
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 103,290
Plumbing Adj	+ 11.97	Lump Sums	+ 7,624
Basement Adj	+ 0.00	RCNLD	= 156,260
Adj Base Cost	= 138.34	Lot Value	+ 118,086
Total Area	x 1,631	Indicated Value	= 274,346
Adjusted Cost	= 225,633	Value Per SqFt	168.21

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	53068	29x6		174	26.39		4,592
WODC	WOOD DECK - COVERED	53069	17x13		221	36.70	6%	7,624
SHLT	STORM SHELTER			1 2018	1	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:41:10
 Page 4

660021899

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x0			1,200
	Qual	3	Cond	Year	2021	Eff Age
	Valuation Summary Base Cost (33.14 x 1,200) 39,768		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	LNT0	Lean To - Attached	30x20x0			600
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary Base Cost (8.45 x 600) 5,070		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD