



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 660021946 Parcel ID 000000-00-0-00210-004-0023 Cadastral ID 26-21-14-03670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337110 JUSTPLANEFUN LLC | |

16732 E 80TH ST N
OWASSO OK 74055-0000

Parcel Location

Situs 16732 E 80TH ST N
Subdivision COUNTRY BRIER II
Lot/Block 0023 / 0004 **Parcel Size** 1 - Lots
Sec/Twn/Rng 26 / 21 / 14 / 5
Neighborhood 1212 - R-V04-SW OWASSO
School District S021 - OWASSO SCHOOLS

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

| Legal Description | Lat/Long: 36.27162239 -95.78645128 | Building Permits | | | | | | | | | | |
|--------------------------------|------------------------------------|--|--------|-------------|--------|--------|--------|--|--|--|--|--|
| LOT 23 BLOCK 4 COUNTRY BRIER 2 | | <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | |
| | | | | | | | | | | | | |

| 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Code | Type | Active | Maximum | Exemption | | | | | | <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>RICKE, ELVIS & SANDRA</td> <td>12/15/2021</td> <td>340,000</td> <td>YES</td> </tr> <tr> <td>2545/818</td> <td>SOMERS, LEE B &</td> <td>04/25/2016</td> <td>235,000</td> <td>YES</td> </tr> <tr> <td>2229/347</td> <td>JERNIGAN, DEANA &</td> <td>02/18/2012</td> <td>210,000</td> <td>YES</td> </tr> <tr> <td>2169/454</td> <td>JERNIGAN, JESSE H TRUST</td> <td>04/29/2011</td> <td>0</td> <td>4</td> </tr> <tr> <td>1715/446</td> <td>MADONI, CELESTE E JR &~JOHNNA R</td> <td>09/22/2005</td> <td>210,000</td> <td>YES</td> </tr> </tbody> </table> | Bk/Pg | Grantor | Date | Price | Code | / | RICKE, ELVIS & SANDRA | 12/15/2021 | 340,000 | YES | 2545/818 | SOMERS, LEE B & | 04/25/2016 | 235,000 | YES | 2229/347 | JERNIGAN, DEANA & | 02/18/2012 | 210,000 | YES | 2169/454 | JERNIGAN, JESSE H TRUST | 04/29/2011 | 0 | 4 | 1715/446 | MADONI, CELESTE E JR &~JOHNNA R | 09/22/2005 | 210,000 | YES |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | RICKE, ELVIS & SANDRA | 12/15/2021 | 340,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2545/818 | SOMERS, LEE B & | 04/25/2016 | 235,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2229/347 | JERNIGAN, DEANA & | 02/18/2012 | 210,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2169/454 | JERNIGAN, JESSE H TRUST | 04/29/2011 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1715/446 | MADONI, CELESTE E JR &~JOHNNA R | 09/22/2005 | 210,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Parcel Valuation | | | | |
|-----------------------|------|---------------------|---------------|-----------------------------|
| Source | REAL | Fair Cash | Capped | Asmnt Level |
| Remove Cap | 2022 | 117,418 | 117,418 | 11% |
| Year Frozen | 0 | Improvements | 243,531 | |
| Uncapped Value | 0 | Mobile Home | 0 | |
| TIF Project ID | 0 | Total Value | 360,949 | |
| | | | 39,704 | |
| | | | | Levy Rate 97.960 |
| | | | | Assessed 39,704 |
| | | | | Penalty 0 |
| | | | | Exemption 0 |
| | | | | Total Taxable 39,704 |
| | | | | Current Tax 3,889.40 |
| | | | | 0.00 |

| Assessment History | | | | | | | | |
|--------------------|------------------|-----------------------|----------|-------------|------------|---------------|------------|--|
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660021946 | JUSTPLANEFUN LLC | 3 | 343,761 | 0 | 37,814 | 3,704.00 | |
| 2024 | 2024-660021946 | JUSTPLANEFUN LLC | 3 | 382,201 | 0 | 39,270 | 3,773.00 | |
| 2023 | 2023-660021946 | JUSTPLANEFUN LLC | 3 | 340,000 | 0 | 37,400 | 3,505.00 | |
| 2022 | 2022-660021946 | JUSTPLANEFUN LLC | 3 | 340,000 | 0 | 37,400 | 3,664.00 | |
| 2021 | 2021-660021946 | RICKE, ELVIS & SANDRA | 3 | 257,967 | 0 | 28,376 | 2,745.00 | |
| 2020 | 2020-660021946 | RICKE, ELVIS & SANDRA | 3 | 255,963 | 0 | 28,156 | 2,720.00 | |
| 2019 | 2019-660021946 | RICKE, ELVIS & SANDRA | 3 | 244,360 | 0 | 26,880 | 2,598.00 | |
| 2018 | 2018-660021946 | RICKE, ELVIS & SANDRA | 3 | 244,111 | 0 | 26,852 | 2,499.00 | |
| 2017 | 2017-660021946 | RICKE, ELVIS & SANDRA | 3 | 236,201 | 0 | 25,982 | 2,444.00 | |
| 2016 | 2016-660021946 | RICKE, ELVIS & SANDRA | 3 | 221,680 | 0 | 24,385 | 2,296.00 | |
| 2015 | 2015-660021946 | SOMERS, LEE B & | 3 | 215,963 | 0 | 23,756 | 2,253.00 | |
| 2014 | 2014-660021946 | SOMERS, LEE B & | 3 | 224,637 | 0 | 24,710 | 2,365.00 | |
| 2013 | 2013-660021946 | SOMERS, LEE B & | 3 | 214,851 | 0 | 23,634 | 2,214.00 | |



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| Lot Data | Square-Foot - NBHD 1212 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 1 | |
| Non-Ag Acres | 0.9983 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 43,488.00 x 2.70 = 117,418 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 117,418 | |

| 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, Wood |
| Base/Total Area | 2,114 / 2,114 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,114 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1982 / 33 |



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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 | 259,889 | 122.94 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 5 | | |
| Indicated Value | 328,630 | | Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 171,694 | | |
| Lot Value | 117,418 | | |
| Indicated Value | 289,112 | 136.76 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 75,616 | | |
| Total Value | 364,728 | 172.53 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 105.30 | Total Misc Impr | + | 20,986 | | | |
| Roofing Adj | + 4.64 | Garage Cost | + | | | | |
| Subfloor Adj | + -2.19 | Total RCN | = | 291,007 | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (41%) | - | 119,313 | | | |
| Plumbing Adj | + 7.34 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 171,694 | | | |
| Adj Base Cost | = 127.73 | Lot Value | + | 117,418 | | | |
| Total Area | x 2,114 | Indicated Value | = | 289,112 | | | |
| Adjusted Cost | = 270,021 | Value Per SqFt | | 136.76 | | | |

| 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 | 53276 | | 78 | 78 | 26.68 | | 2,081 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 53277 | 16x12 | | 192 | 69.22 | | 13,290 |



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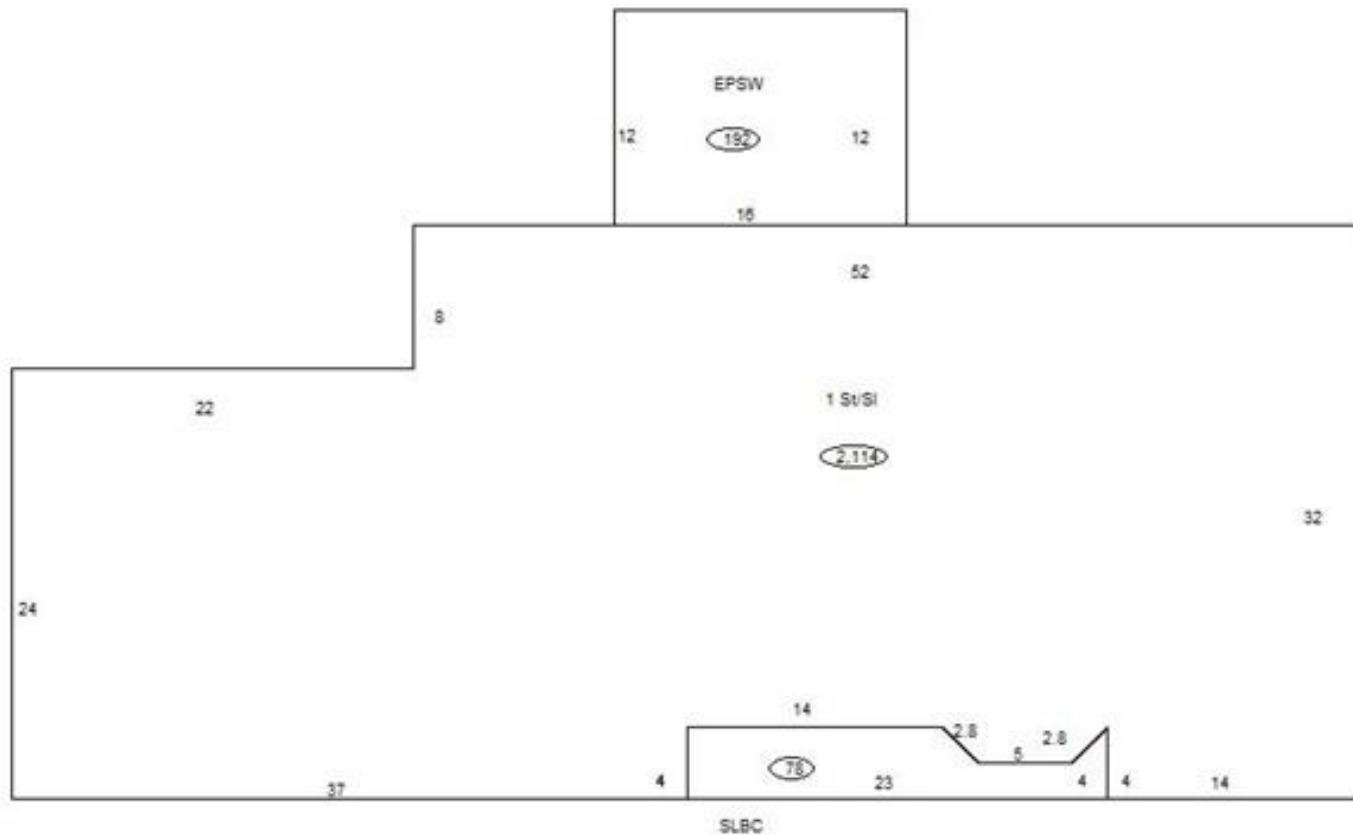
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Sketch Image

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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 | 2,114 | 1.000 | 2,114 |
| 2 | M | PRCH | | 10 | SLBC | 78 | 1.000 | 78 |
| 3 | M | EPSW | | 10 | EPSW | 192 | 1.000 | 192 |
| Total Building Area | | | | | | 2,114 | | 2,114 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|---------------------------|----------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 45x40x0 | | | 1,800 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (28.75 x 1,800) | | 51,750 | 51,750 | | 51,750 |
|  | DTGF | DETACHED GARAGE FAIR | 24x20x0 | | | 480 |
| | Qual 2 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (35% Phys/ % Func) | RCNLD |
| | Base Cost (16.00 x 480) | | 7,680 | 7,680 | 2,688 | 4,992 |
|  | SV | SWIM VINYL | 0x0x0 | | | 1 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (35% Phys/ % Func) | RCNLD |
| | Base Cost (25,000.00 x 1) | | 25,000 | 25,000 | 8,750 | 16,250 |
|  | CPDT | CARPORT - DETACHED | 24x18x0 | | | 432 |
| | Qual 3 | Cond 3 | Year | Eff Age | 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (12.15 x 432) | | 5,249 | 5,249 | 2,625 | 2,624 |