



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:42:10  
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Assessment Data					Primary Image														
<b>Account</b> 660021956 <b>Parcel ID</b> 000000-00-0-00210-005-0009 <b>Cadastral ID</b> 26-21-14-03770 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 128714 BOKLACH, WILLIAM A & DEANNA G TRUSTEES BOKLACH FAMILY REVOC TRUST 8008 N 169TH E AVE OWASSO OK 74055-5878																			
<b>Parcel Location</b> <b>Situs</b> 08008 N 169TH E AVE <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0009 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.27239881 -95.78412964					<b>Building Permits</b>														
LOT 9 BLOCK 5 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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	956/617	BRADEN, HENRY F JR &	05/16/1994	33,000	Yes										
					877/400	ROBBINS, WESLEY V	03/27/1992	30,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0		Land Value	118,539	77,344	11%	8,508	Assessed	26,621	2,607.79									
Year Frozen	2023		Improvements	252,372	164,668		18,113	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-98.00									
TIF Project ID	0		<b>Total Value</b>	370,911	242,012		26,621	<b>Total Taxable</b>	25,621	2,510.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660021956	BOKLACH, WILLIAM A & DEANNA G			3	364,949	1000	25,621	2,510.00										
2024	2024-660021956	BOKLACH, WILLIAM A & DEANNA G			3	384,818	1000	25,621	2,461.00										
2023	2023-660021956	BOKLACH, WILLIAM A & DEANNA G			3	260,322	1000	25,621	2,401.00										
2022	2022-660021956	BOKLACH, WILLIAM A & DEANNA G			3	265,791	1000	24,846	2,434.00										
2021	2021-660021956	BOKLACH, WILLIAM A & DEANNA G			3	249,993	1000	24,093	2,331.00										
2020	2020-660021956	BOKLACH, WILLIAM A			3	246,336	1000	23,362	2,257.00										
2019	2019-660021956	BOKLACH, WILLIAM A			3	237,333	1000	22,653	2,190.00										
2018	2018-660021956	BOKLACH, WILLIAM A			3	243,128	1000	21,964	2,044.00										
2017	2017-660021956	BOKLACH, WILLIAM A			3	226,341	1000	21,296	2,003.00										
2016	2016-660021956	BOKLACH, WILLIAM A			3	220,802	1000	20,646	1,944.00										
2015	2015-660021956	BOKLACH, WILLIAM A			3	214,251	1000	20,015	1,898.00										
2014	2014-660021956	BOKLACH, WILLIAM A			3	215,853	1000	19,404	1,857.00										
2013	2013-660021956	BOKLACH, WILLIAM A			3	203,913	1000	18,809	1,762.00										



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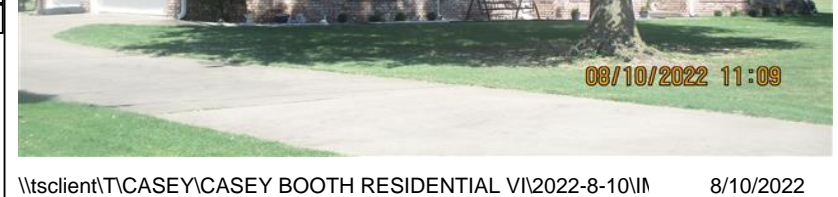
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0203	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	44,443.00 x 2.67 = 118,539	
Factor Value		
Adjustments	1.0000	
Lot Value	118,539	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,229 / 2,229
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,229
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	820 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	307,091	137.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	366,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.25	Total Misc Impr	+	15,545			
Roofing Adj	+ 5.24	Garage Cost	+	30,512			
Subfloor Adj	+ -3.40	Total RCN	=	350,516			
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	-	98,144			
Plumbing Adj	+ 10.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,372			
Adj Base Cost	= 136.59	Lot Value	+	118,539			
Total Area	x 2,229	Indicated Value	=	370,911			
Adjusted Cost	= 304,459	Value Per SqFt		166.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,372		
Lot Value	118,539		
Indicated Value	370,911	166.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	370,911	166.40	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	53321	23x12		276	28.55		7,880
PRCH	SLAB PORCH - COVERED	53322	7x6		42	29.40		1,235



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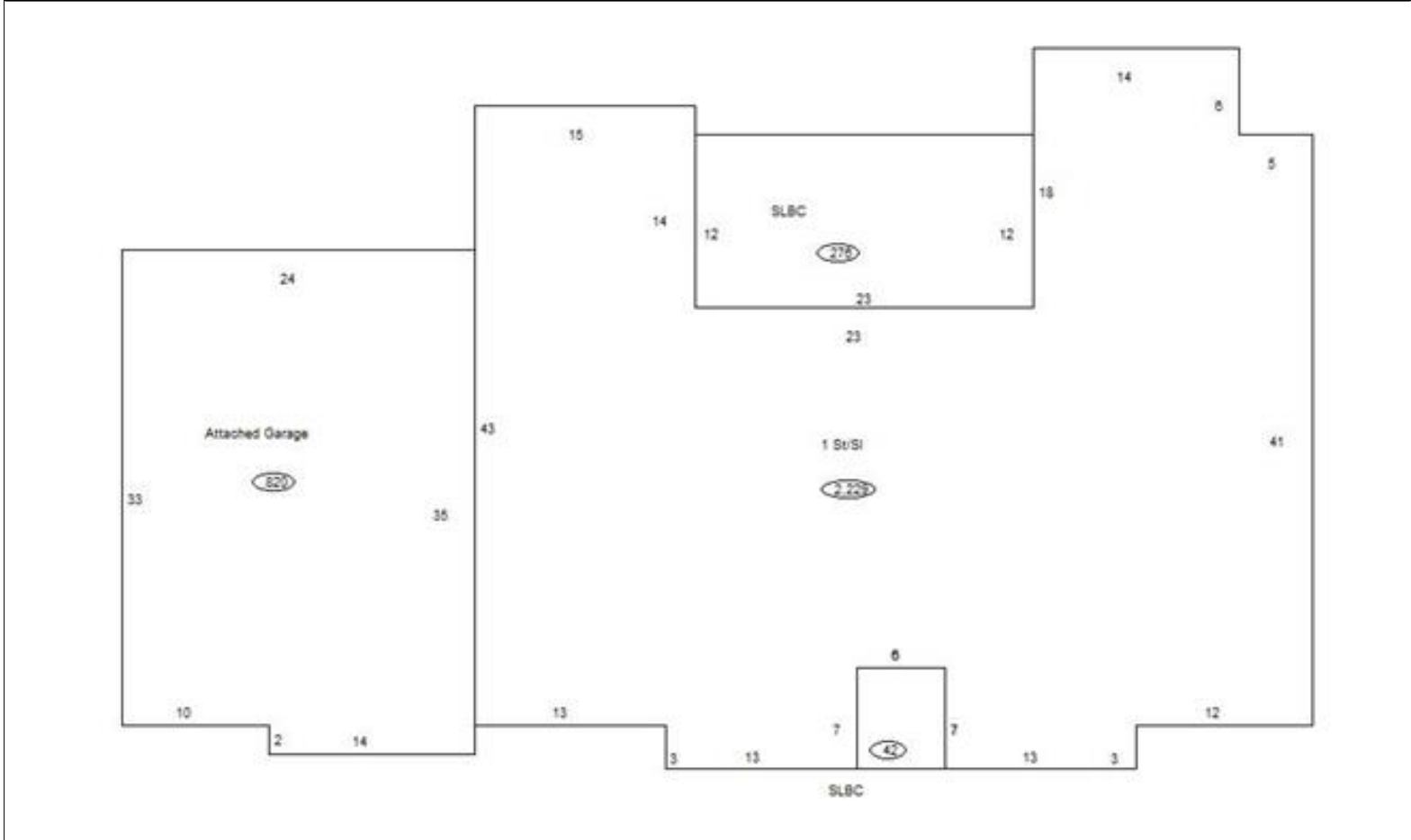
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Sketch Image

660021956



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,229	1.000	2,229
2	G	1		10	Attached Garage	820	1.000	820
3	M	PRCH		10	SLBC	276	1.000	276
4	M	PRCH		10	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>2,229</b>		<b>2,229</b>