



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 660021963 Parcel ID 000000-00-0-00210-006-0001 Cadastral ID 26-21-14-03840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330533 PHILLIPS, GEORGE SAMUEL & LINDA L REVOCABLE LIVING TRUST 8221 N 170TH E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 08221 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0001 / 0006 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: 36.27470356 -95.78126588					Building Permits																																																	
LOT 1 BLOCK 6 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																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	NEEDHAM, THOMAS E &	03/25/2020	385,000	YES																																													
					2036/712	RISENHOOVER, CHOCK TRUSTEE	06/19/2009	285,000	YES																																													
					1739/711	RISENHOOVER REVOCABLE-FAMILY	12/21/2005	0	4																																													
					1070/588	VAN SICKLE, NORMAN J &	06/20/1997	144,000	Yes																																													
					786/356			101,500	No																																													
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>2021</td> <td>Land Value</td> <td>119,178</td> <td>80,418</td> <td>11%</td> <td>8,846</td> <td>Assessed</td> <td>48,913 4,791.52</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>414,573</td> <td>364,245</td> <td></td> <td>40,067</td> <td>Penalty</td> <td>0</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 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>533,751</td> <td>444,663</td> <td></td> <td>48,913</td> <td>Total Taxable</td> <td>47,913 4,694.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value	119,178	80,418	11%	8,846	Assessed	48,913 4,791.52	Year Frozen	0	Improvements	414,573	364,245		40,067	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	533,751	444,663		48,913	Total Taxable	47,913 4,694.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021963	PHILLIPS, GEORGE SAMUEL &	3	514,067	1000	46,488	4,554.00																																															
2024	2024-660021963	PHILLIPS, GEORGE SAMUEL &	3	534,397	1000	45,105	4,333.00																																															
2023	2023-660021963	PHILLIPS, GEORGE SAMUEL &	3	442,742	1000	43,763	4,101.00																																															
2022	2022-660021963	PHILLIPS, GEORGE SAMUEL &	3	435,401	1000	42,459	4,160.00																																															
2021	2021-660021963	PHILLIPS, GEORGE SAMUEL &	3	383,572	1000	41,193	3,985.00																																															
2020	2020-660021963	PHILLIPS, GEORGE SAMUEL &	3	327,382	1000	34,605	3,343.00																																															
2019	2019-660021963	NEEDHAM, THOMAS E &	3	314,256	1000	33,568	3,245.00																																															
2018	2018-660021963	NEEDHAM, THOMAS E &	3	323,075	1000	33,531	3,121.00																																															
2017	2017-660021963	NEEDHAM, THOMAS E &	3	304,778	0	33,526	3,153.00																																															
2016	2016-660021963	NEEDHAM, THOMAS E &	3	297,624	0	32,739	3,082.00																																															
2015	2015-660021963	NEEDHAM, THOMAS E &	3	288,812	0	31,769	3,013.00																																															
2014	2014-660021963	NEEDHAM, THOMAS E &	3	296,776	0	32,309	3,093.00																																															
2013	2013-660021963	NEEDHAM, THOMAS E &	3	280,819	0	30,770	2,883.00																																															




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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0342 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,051.00 x 2.65 = 119,178 Factor Value Adjustments 1.0000 Lot Value 119,178		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,498 / 3,058
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,498
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2003 / 17

\\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	
Adusted R	0.8445		
Indicated Value	471,990	154.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	139,800		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	363,686		
Lot Value	119,178		
Indicated Value	482,864	157.90	Per SqFt
Agland Value			
Site Improvements	50,887		
Total Value	533,751	174.54	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.20	Total Misc Impr	+ 19,630				
Roofing Adj	+ 4.75	Garage Cost	+ 34,883				
Subfloor Adj	+ -3.75	Total RCN	= 448,995				
Heat/Cool Adj	+ 16.31	Depreciation (19%)	- 85,309				
Plumbing Adj	+ 10.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 363,686				
Adj Base Cost	= 129.00	Lot Value	+ 119,178				
Total Area	x 3,058	Indicated Value	= 482,864				
Adjusted Cost	= 394,482	Value Per SqFt	157.90				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	53360	18x5		90	32.91		2,962
PRCH	SLAB PORCH - COVERED	53361	22x10		220	32.19		7,082
PATO	SLAB PORCH - OPEN	53362	173		173	13.54		2,342



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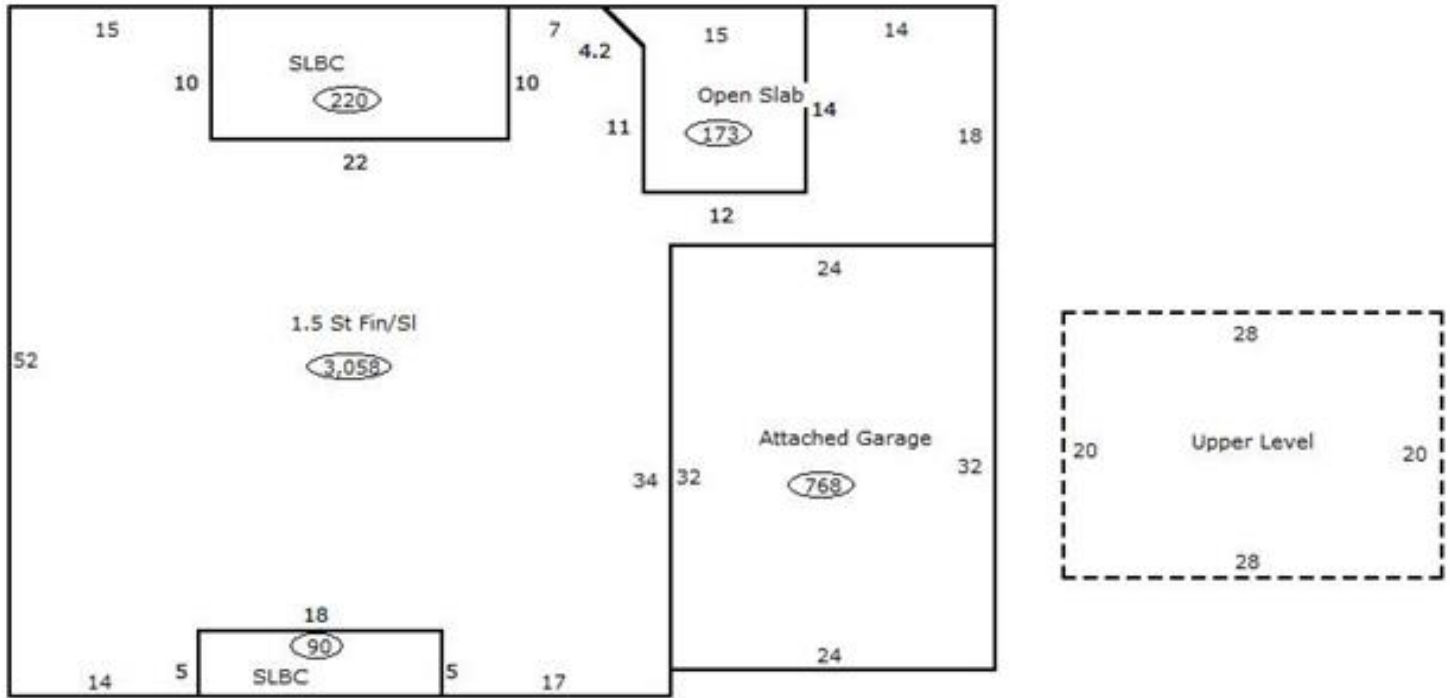
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,498	1.224	3,058
2	U	^UL	Overhang	13	Upper Level	560	1.000	560
3	G	1		13	Attached Garage	768	1.000	768
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	220	1.000	220
6	M	PATO		13	Open Slab	173	1.000	173
Total Building Area						2,498		3,058



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	3	Cond 3	Year 2006	Eff Age	
	Valuation Summary Base Cost (31.48 x 1,200) 37,776		Modifier Total	RCN 37,776	Depr (5% Phys/ % Func) 1,889	RCNLD 35,887
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (40% Phys/ % Func) 10,000	RCNLD 15,000