



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660021973 <b>Parcel ID</b> 000000-00-0-00210-006-0011 <b>Cadastral ID</b> 26-21-14-03940 <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> 272723 SIMPSON, HARRY L  16915 E 80TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16915 E 80TH ST N <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0011 / 0006 <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					<p>\\tsclient\C\TOMS PC PICS\2018-09-18 09-18-2018\09-18-2018 03 9/18/2018</p>																																																	
<b>Legal Description</b> Lot/Long: 36.27248435 -95.78227997																																																						
LOT 11 BLOCK 6 COUNTRY BRIER 2					<b>Building Permits</b> <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																																								
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<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	1199/77	MCWILLIAMS, BRADLEY H	10/15/1999	191,500	Yes																																													
					955/250	MCWILLIAMS, BYRON	04/29/1994	118,000	No																																													
<b>Parcel Valuation</b>					<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>2000</td> <td>Land Value 118,686</td> <td>64,370</td> <td>11%</td> <td>7,081</td> <td>Assessed</td> <td>30,597</td> <td>2,997.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 241,311</td> <td>213,787</td> <td> </td> <td>23,516</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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 359,997</td> <td>278,157</td> <td> </td> <td>30,597</td> <td>Total Taxable</td> <td>29,597</td> <td>2,899.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2000	Land Value 118,686	64,370	11%	7,081	Assessed	30,597	2,997.28	Year Frozen	0	Improvements 241,311	213,787		23,516	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 359,997	278,157		30,597	Total Taxable	29,597	2,899.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021973	SIMPSON, HARRY L &	3	352,165	1000	28,706	2,812.00																																															
2024	2024-660021973	SIMPSON, HARRY L &	3	371,422	1000	27,841	2,675.00																																															
2023	2023-660021973	SIMPSON, HARRY L &	3	254,556	1000	27,001	2,530.00																																															
2022	2022-660021973	SIMPSON, HARRY L &	3	258,441	1000	27,429	2,687.00																																															
2021	2021-660021973	SIMPSON, HARRY L &	3	260,408	1000	27,645	2,674.00																																															
2020	2020-660021973	SIMPSON, HARRY L &	3	256,540	1000	26,989	2,607.00																																															
2019	2019-660021973	SIMPSON, HARRY L &	3	247,034	1000	26,174	2,530.00																																															
2018	2018-660021973	SIMPSON, HARRY L &	3	247,562	1000	25,114	2,338.00																																															
2017	2017-660021973	SIMPSON, HARRY L &	3	230,482	1000	24,353	2,291.00																																															
2016	2016-660021973	SIMPSON, HARRY L &	3	225,018	1000	23,728	2,234.00																																															
2015	2015-660021973	SIMPSON, HARRY L &	3	218,252	1000	23,008	2,182.00																																															
2014	2014-660021973	SIMPSON, L ELAINE &	3	222,495	1000	22,951	2,197.00																																															
2013	2013-660021973	SIMPSON, L ELAINE &	3	211,393	1000	22,253	2,085.00																																															



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0235		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,583.00 x 2.66 = 118,686		
Factor Value			
Adjustments	1.0000		
Lot Value	118,686		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,991 / 2,663
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,991
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	332,437 124.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	398,080 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.87	Total Misc Impr	+ 17,645
Roofing Adj	+ 4.03	Garage Cost	+ 25,260
Subfloor Adj	+ -2.55	Total RCN	= 373,676
Heat/Cool Adj	+ 14.47	Depreciation ( 40%)	- 149,470
Plumbing Adj	+ 8.39	Lump Sums	+ 3,061
Basement Adj	+ 0.00	RCNLD	= 227,267
Adj Base Cost	= 124.21	Lot Value	+ 118,686
Total Area	x 2,663	Indicated Value	= 345,953
Adjusted Cost	= 330,771	Value Per SqFt	129.91

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	227,267
Lot Value	118,686
Indicated Value	345,953 129.91 Per SqFt
Agland Value	
Site Improvements	14,044
Total Value	359,997 135.18 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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	53406	21x6		126	29.10		3,667
PRCH	SLAB PORCH - COVERED	53407	22x12		264	28.59		7,548
WODO	WOOD DECK - OPEN	53408	22x12		264	21.19	70%	1,678
WODO	WOOD DECK - OPEN	53410	22x8		176	26.20	70%	1,383



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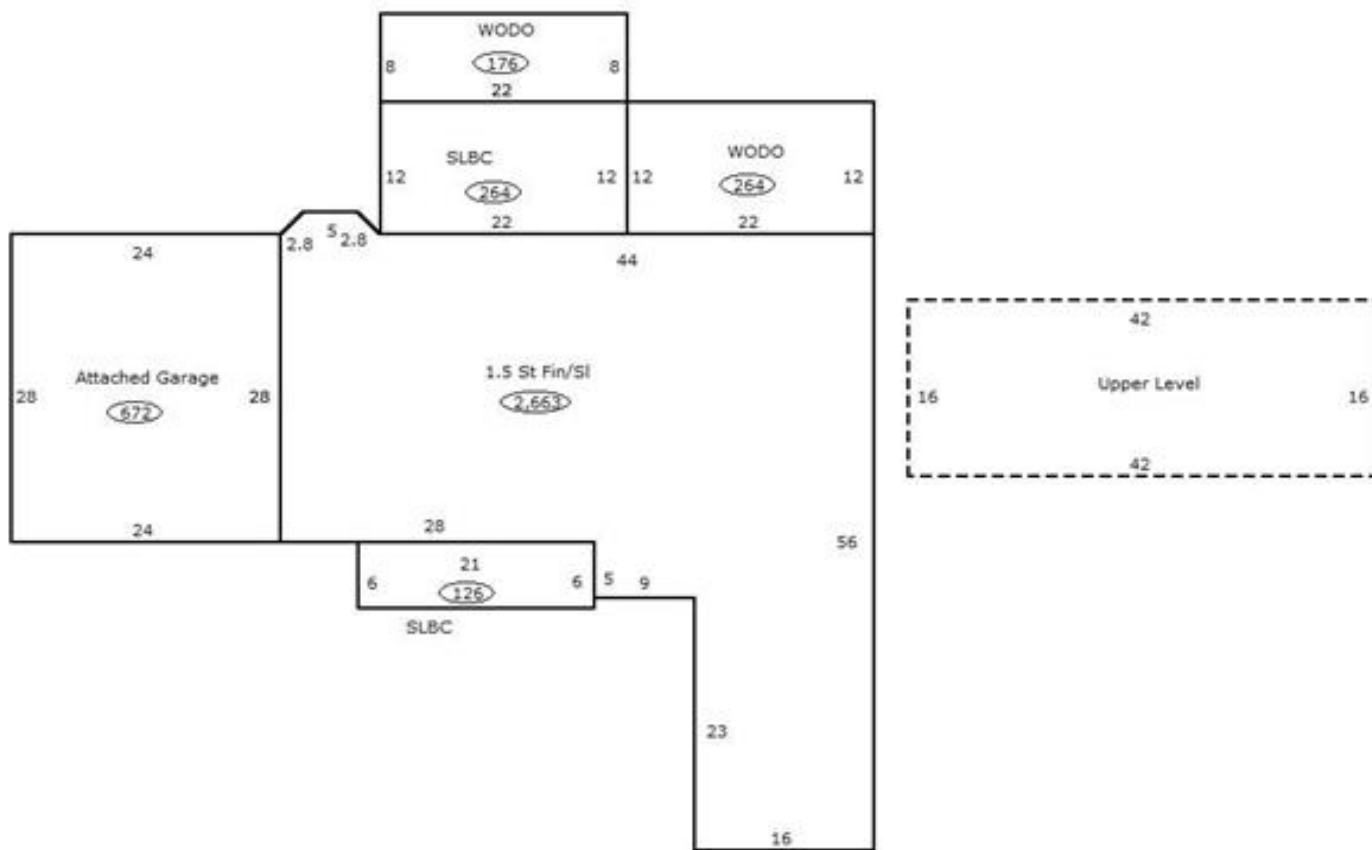
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Sketch Image

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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/Sl	1,991	1.338	2,663
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	264	1.000	264
5	M	WODO		13	WODO	264	1.000	264
6	U	^UL	Overhang	13	Upper Level	672	1.000	672
7	M	WODO		13	WODO	176	1.000	176
<b>Total Building Area</b>						1,991		2,663



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	38x22x0			836
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b> Base Cost (9.22 x 836) 7,708		<b>Modifier Total</b> 0 0	<b>RCN</b> 7,708	<b>Depr (0% Phys/ % Func)</b> 7,708	<b>RCNLD</b> 7,708
	DTGF	DETACHED GARAGE FAIR	30x24x0			720
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 720) 11,520		<b>Modifier Total</b> 0 0	<b>RCN</b> 11,520	<b>Depr (45% Phys/ % Func)</b> 5,184	<b>RCNLD</b> 6,336