



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:04:48
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Assessment Data					Primary Image																																																	
Account 660022132 Parcel ID 000000-00-0-00390-001-0006 Cadastral ID 26-21-14-05510 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 265289 PETERSON, TOMMY J & CINDY R 7823 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07823 N 174TH E AVE Subdivision HUFFORD ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.26827278 -95.77899316										Building Permits																																												
Legal Description LOT 6 BLOCK 1 HUFFORD ESTATES					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1059/329	DAVID GIBSON INC	03/14/1997	164,000	Yes																																													
					1042/189	HUFFORD, THOMAS ALVIN &	10/16/1996	17,500	Yes																																													
					870/419		12/31/1991	0	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>0</td> <td>Land Value 124,375</td> <td>43,166</td> <td>11%</td> <td>4,748</td> <td>Assessed</td> <td>29,647</td> <td>2,904.22</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 229,295</td> <td>226,358</td> <td> </td> <td>24,899</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 353,670</td> <td>269,524</td> <td> </td> <td>29,647</td> <td>Total Taxable</td> <td>28,647</td> <td>2,806.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 124,375	43,166	11%	4,748	Assessed	29,647	2,904.22	Year Frozen	0	Improvements 229,295	226,358		24,899	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 353,670	269,524		29,647	Total Taxable	28,647	2,806.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022132	PETERSON, TOMMY J & CINDY R	3	347,050	1000	27,784	2,722.00																																															
2024	2024-660022132	PETERSON, TOMMY J & CINDY R	3	382,109	1000	26,946	2,589.00																																															
2023	2023-660022132	PETERSON, TOMMY J & CINDY R	3	254,824	1000	26,132	2,449.00																																															
2022	2022-660022132	PETERSON, TOMMY J & CINDY R	3	257,827	1000	25,342	2,483.00																																															
2021	2021-660022132	PETERSON, TOMMY J & CINDY R	3	234,157	1000	24,575	2,377.00																																															
2020	2020-660022132	PETERSON, TOMMY J & CINDY R	3	230,428	1000	23,830	2,302.00																																															
2019	2019-660022132	PETERSON, TOMMY J & CINDY R	3	219,151	1000	23,107	2,234.00																																															
2018	2018-660022132	PETERSON, TOMMY J & CINDY R	3	225,123	1000	23,764	2,212.00																																															
2017	2017-660022132	PETERSON, TOMMY J & CINDY R	3	223,287	1000	23,562	2,216.00																																															
2016	2016-660022132	PETERSON, TOMMY J & CINDY R	3	217,791	1000	22,957	2,161.00																																															
2015	2015-660022132	PETERSON, TOMMY J & CINDY R	3	248,147	1000	25,584	2,426.00																																															
2014	2014-660022132	PETERSON, TOMMY J & CINDY R	3	242,417	1000	24,810	2,375.00																																															
2013	2013-660022132	PETERSON, TOMMY J & CINDY R	3	227,963	1000	24,058	2,254.00																																															



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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1294	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,196.00 x 2.53 = 124,375	
Factor Value		
Adjustments	1.0000	
Lot Value	124,375	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,222 / 2,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,222
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,178 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

Cost Approach		Manual : 01/2025	
Base Cost	104.96	Total Misc Impr	+ 10,345
Roofing Adj	+ 4.58	Garage Cost	+ 35,093
Subfloor Adj	+ -2.19	Total RCN	= 327,565
Heat/Cool Adj	+ 12.64	Depreciation (30%)	- 98,270
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 229,295
Adj Base Cost	= 126.97	Lot Value	+ 124,375
Total Area	x 2,222	Indicated Value	= 353,670
Adjusted Cost	= 282,127	Value Per SqFt	159.17



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	313,574	141.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	409,100		Per SqFt

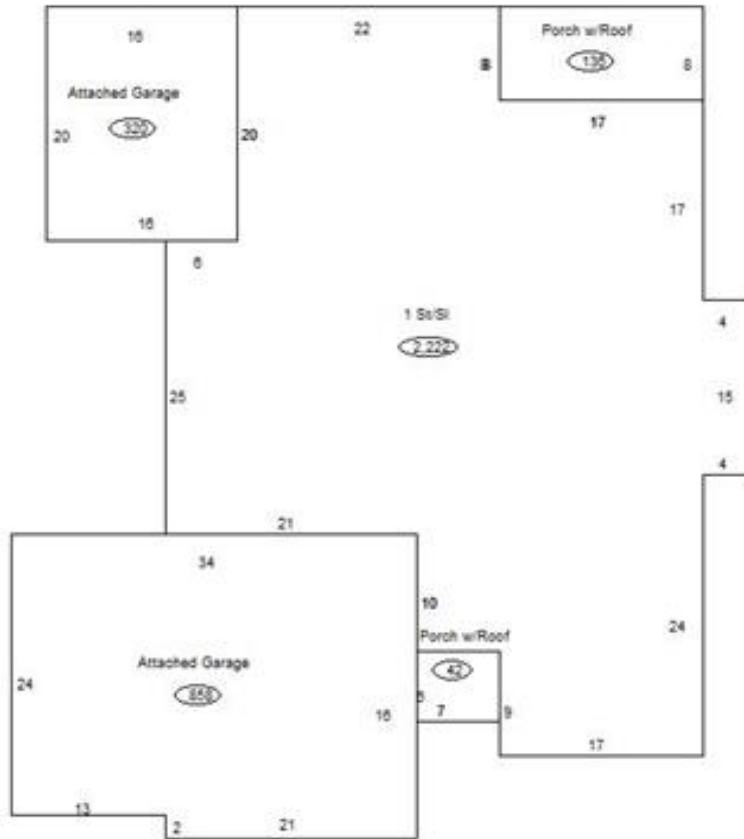
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	229,295		
Lot Value	124,375		
Indicated Value	353,670	159.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	353,670	159.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	54050		7x6	42	26.80		1,126
PRCH	SLAB PORCH - COVERED	54051		17x8	136	26.50		3,604



Sketch Image

660022132



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,222	1.000	2,222
2	G	1		13	Attached Garage	858	1.000	858
3	G	1		13	Attached Garage	320	1.000	320
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PRCH		13	SLBC	136	1.000	136
Total Building Area						2,222		2,222