



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 660022143 Parcel ID 000000-00-0-00834-001-0009 Cadastral ID 26-21-14-05620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330912 ARBUCKLE, JOHN PATRICK & LORENE A 17426 E 84TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17426 E 84TH ST Subdivision TURTLE CREEK AMENDED Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>														
Legal Description Lat/Long: 36.27528221 -95.78008684																			
LOT 9 BLOCK 1 TURTLECREEK					Building Permits <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	/	HASZ, DENNIS L & RENEE B	05/28/2020	343,500	YES										
					1241/912	BRITTON HOMES, LLC	08/11/2000	188,000	Yes										
					1221/590	TRECO SALES INC	03/14/2000	19,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2021		Land Value 120,239	57,713	11%	6,348	Assessed	43,642	4,275.17										
Year Frozen	0		Improvements 351,479	339,032		37,294	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 471,718	396,745		43,642	Total Taxable	42,642	4,177.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022143	ARBUCKLE, JOHN PATRICK &			3	469,628	1000	41,372	4,053.00										
2024	2024-660022143	ARBUCKLE, JOHN PATRICK &			3	511,816	1000	40,137	3,856.00										
2023	2023-660022143	ARBUCKLE, JOHN PATRICK &			3	371,715	1000	38,938	3,649.00										
2022	2022-660022143	ARBUCKLE, JOHN PATRICK &			3	352,504	1000	37,775	3,701.00										
2021	2021-660022143	ARBUCKLE, JOHN PATRICK &			3	346,066	1000	37,067	3,586.00										
2020	2020-660022143	ARBUCKLE, JOHN PATRICK &			3	280,312	0	30,759	2,971.00										
2019	2019-660022143	HASZ, DENNIS L & RENEE B			3	266,316	0	29,295	2,832.00										
2018	2018-660022143	HASZ, DENNIS L & RENEE B			3	274,312	0	30,174	2,809.00										
2017	2017-660022143	HASZ, DENNIS L & RENEE B			3	271,458	0	29,860	2,809.00										
2016	2016-660022143	HASZ, DENNIS L & RENEE B			3	264,958	0	29,145	2,744.00										
2015	2015-660022143	HASZ, DENNIS L & RENEE B			3	257,568	0	28,332	2,687.00										
2014	2014-660022143	HASZ, DENNIS L & RENEE B			3	263,969	0	28,854	2,762.00										
2013	2013-660022143	HASZ, DENNIS L & RENEE B			3	249,817	0	27,480	2,574.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0574	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,062.00 x 2.61 = 120,239	
Factor Value		
Adjustments	1.0000	
Lot Value	120,239	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,671 / 3,051
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,671
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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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	411,397	134.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	493,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	333,179		
Lot Value	120,239		
Indicated Value	453,418	148.61	Per SqFt
Agland Value			
Site Improvements	18,300		
Total Value	471,718	154.61	Total Value Per SqFt

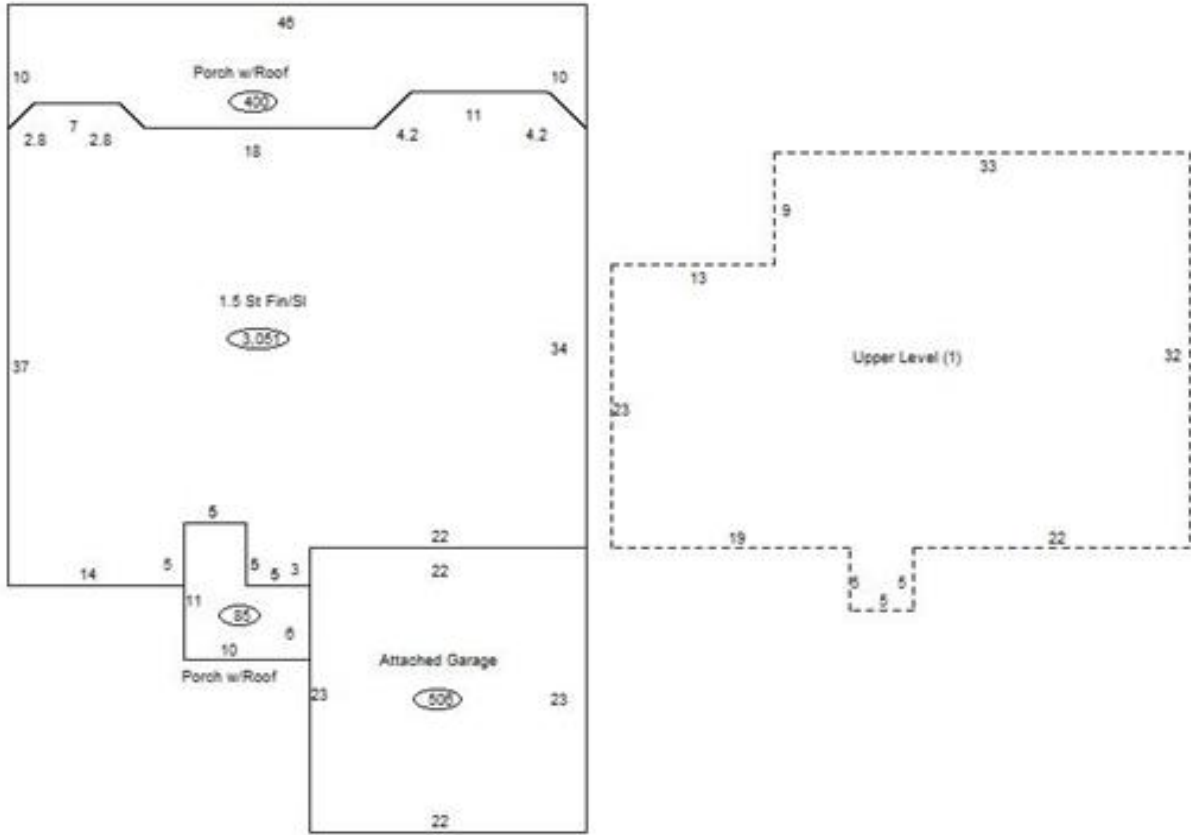
Cost Approach				Manual : 01/2025			
Base Cost	98.75	Total Misc Impr	+	22,695			
Roofing Adj	+ 3.44	Garage Cost	+	24,511			
Subfloor Adj	+ -2.66	Total RCN	=	432,700			
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	99,521			
Plumbing Adj	+ 10.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	333,179			
Adj Base Cost	= 126.35	Lot Value	+	120,239			
Total Area	x 3,051	Indicated Value	=	453,418			
Adjusted Cost	= 385,494	Value Per SqFt		148.61			

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	54107		85	85	32.93		2,799
PRCH	SLAB PORCH - COVERED	54108		400	400	31.63		12,652



Sketch Image

660022143



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	1,671	1.826	3,051
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PRCH		13	SLBC	400	1.000	400
5	U	^UL		13	Upper Level (1)	1,380	1.000	1,380
Total Building Area						1,671		3,051



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2010	Eff Age 7	
		Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	11,700	18,300