



# 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	660022193								
Parcel ID	000000-00-0-00276-001-0007								
Cadastral ID	26-21-14-06130								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	259285								
COOPER, CRAIG A & MICHELE D									
16834 E 79TH CT N OWASSO OK 74055-5819									
Parcel Location									
Situs	16834 E 79TH CT N								
Subdivision	EAGLES NEST 2								
Lot/Block	0007 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	26 / 21 / 14 / 5								
Neighborhood	1104 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26598735 -95.78908633									
Building Permits									
LOT 7 BLOCK 1 EAGLES NEST 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	965/770	HELLER, LOUIS &	08/11/1994	28,000	Yes
					836/666			14,500	No
					836/667			15,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	1999	Land Value	104,722	69,347	11%	7,628	Assessed	38,631	3,784.29
Year Frozen	0	Improvements	297,479	281,837		31,003	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	402,201	351,184		38,631	Total Taxable	37,631	3,686.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022193	COOPER, CRAIG A & MICHELE D			3	382,883	1000	36,505	3,576.00
2024	2024-660022193	COOPER, CRAIG A & MICHELE D			3	397,162	1000	35,412	3,402.00
2023	2023-660022193	COOPER, CRAIG A & MICHELE D			3	321,385	1000	34,352	3,219.00
2022	2022-660022193	COOPER, CRAIG A & MICHELE D			3	323,531	1000	33,324	3,265.00
2021	2021-660022193	COOPER, CRAIG A & MICHELE D			3	302,950	1000	32,325	3,127.00
2020	2020-660022193	COOPER, CRAIG A & MICHELE D			3	301,065	1000	31,596	3,052.00
2019	2019-660022193	COOPER, CRAIG A & MICHELE D			3	287,696	1000	30,647	2,963.00
2018	2018-660022193	COOPER, CRAIG A & MICHELE D			3	292,464	1000	31,171	2,901.00
2017	2017-660022193	COOPER, CRAIG A & MICHELE D			3	290,366	1000	30,940	2,910.00
2016	2016-660022193	COOPER, CRAIG A & MICHELE D			3	283,775	1000	30,215	2,845.00
2015	2015-660022193	COOPER, CRAIG A & MICHELE D			3	275,678	1000	29,325	2,781.00
2014	2014-660022193	COOPER, CRAIG A & MICHELE D			3	280,538	1000	29,006	2,776.00
2013	2013-660022193	COOPER, CRAIG A & MICHELE D			3	266,057	1000	28,132	2,635.00



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Lot Data	Square-Foot - NBHD 1104 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0416 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALILTY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,372.00 x 2.31 = 104,722 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 104,722		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,220 / 2,220
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,220
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	944 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	344,776	155.30	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	7		
<b>Indicated Value</b>	414,930		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.98	<b>Total Misc Impr</b>	+ 11,820				
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+ 28,122				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 328,564				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 25%)</b>	- 82,141				
<b>Plumbing Adj</b>	+ 10.00	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 246,423				
<b>Adj Base Cost</b>	= 130.01	<b>Lot Value</b>	+ 104,722				
<b>Total Area</b>	x 2,220	<b>Indicated Value</b>	= 351,145				
<b>Adjusted Cost</b>	= 288,622	<b>Value Per SqFt</b>	158.17				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	246,423		
<b>Lot Value</b>	104,722		
<b>Indicated Value</b>	351,145	158.17	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	51,056		
<b>Total Value</b>	402,201	181.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54352	180		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	54353	25x10		250	26.15		6,538
PRCH	SLAB PORCH - COVERED	54354	5x4		20	26.87		537





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,560
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b> Base Cost (25.44 x 2,560)		65,126	<b>Modifier Total</b>		<b>RCN</b> 65,126 <b>Depr (25% Phys/ % Func)</b> 16,282
	GF	GAZEBO FAIR	12x12x0			1
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1)		2,950	<b>Modifier Total</b>		<b>RCN</b> 2,950 <b>Depr (25% Phys/ % Func)</b> 738