



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 660022779 Parcel ID 000000-00-0-00183-001-0012 Cadastral ID 27-21-14-01120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125264 ROGERS, KENNETH L REVOCABLE TRUST 8321 N 158TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08321 N 158TH E AVE Subdivision CORNERSTONE ADDITION 1 Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">07/27/2022 10:43</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\IM 7/27/2022</p>				
Legal Description Lat/Long: 36.27463130 -95.79738062									
LOT 12 BLOCK 1 CORNERSTONE ADDITION					Building Permits				
					Number	Description	Opened	Closed	Amount
					R22 463	R23 NEW DTCH ACC BLDG 24X36	11/2022	01/2023	15,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	0	Land Value	120,380	61,610	11%	6,777	Assessed	33,983	3,328.97
Year Frozen	0	Improvements	281,021	247,325		27,206	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	401,401	308,935		33,983	Total Taxable	32,983	3,231.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022779	ROGERS, KENNETH L			3	391,950	1000	31,993	3,134.00
2024	2024-660022779	ROGERS, KENNETH L			3	428,220	1000	31,032	2,981.00
2023	2023-660022779	ROGERS, KENNETH L			3	277,840	1000	28,016	2,625.00
2022	2022-660022779	ROGERS, KENNETH L			3	256,103	1000	27,171	2,662.00
2021	2021-660022779	ROGERS, KENNETH L			3	267,853	1000	27,588	2,669.00
2020	2020-660022779	ROGERS, KENNETH L			3	263,337	1000	26,755	2,585.00
2019	2019-660022779	ROGERS, KENNETH L			3	252,453	1000	25,948	2,508.00
2018	2018-660022779	ROGERS, KENNETH L			3	262,463	1000	25,162	2,342.00
2017	2017-660022779	ROGERS, KENNETH L			3	260,267	1000	24,400	2,295.00
2016	2016-660022779	ROGERS, KENNETH L			3	253,236	1000	23,661	2,228.00
2015	2015-660022779	ROGERS, KENNETH L			3	246,501	1000	22,943	2,176.00
2014	2014-660022779	ROGERS, KENNETH L			3	236,385	1000	22,245	2,129.00
2013	2013-660022779	ROGERS, KENNETH L			3	222,973	1000	21,568	2,020.00



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0605	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,196.00 x 2.61 = 120,380	
Factor Value		
Adjustments	1.0000	
Lot Value	120,380	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	92% 1 1/2 Story Finished 8% 1 1/2 Story Unfinishe
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	2,416 / 2,918
Style	92% 1 1/2 Story Finished - 8% 1 1/2 Story Unfinis
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,176
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	972 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28



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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	401,913	137.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	448,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,325		
Lot Value	120,380		
Indicated Value	372,705	127.73	Per SqFt
Agland Value			
Site Improvements	28,696		
Total Value	401,401	137.56	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.14	Total Misc Impr	+	22,349			
Roofing Adj	+ 3.98	Garage Cost	+	36,168			
Subfloor Adj	+ -2.31	Total RCN	=	388,193			
Heat/Cool Adj	+ 14.47	Depreciation (35%)	-	135,868			
Plumbing Adj	+ 8.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,325			
Adj Base Cost	= 112.98	Lot Value	+	120,380			
Total Area	x 2,918	Indicated Value	=	372,705			
Adjusted Cost	= 329,676	Value Per SqFt		127.73			

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
PRCH	SLAB PORCH - COVERED	55765	20x12		240	28.67		6,881
PRCH	SLAB PORCH - COVERED	55766	53x6		318	28.42		9,038



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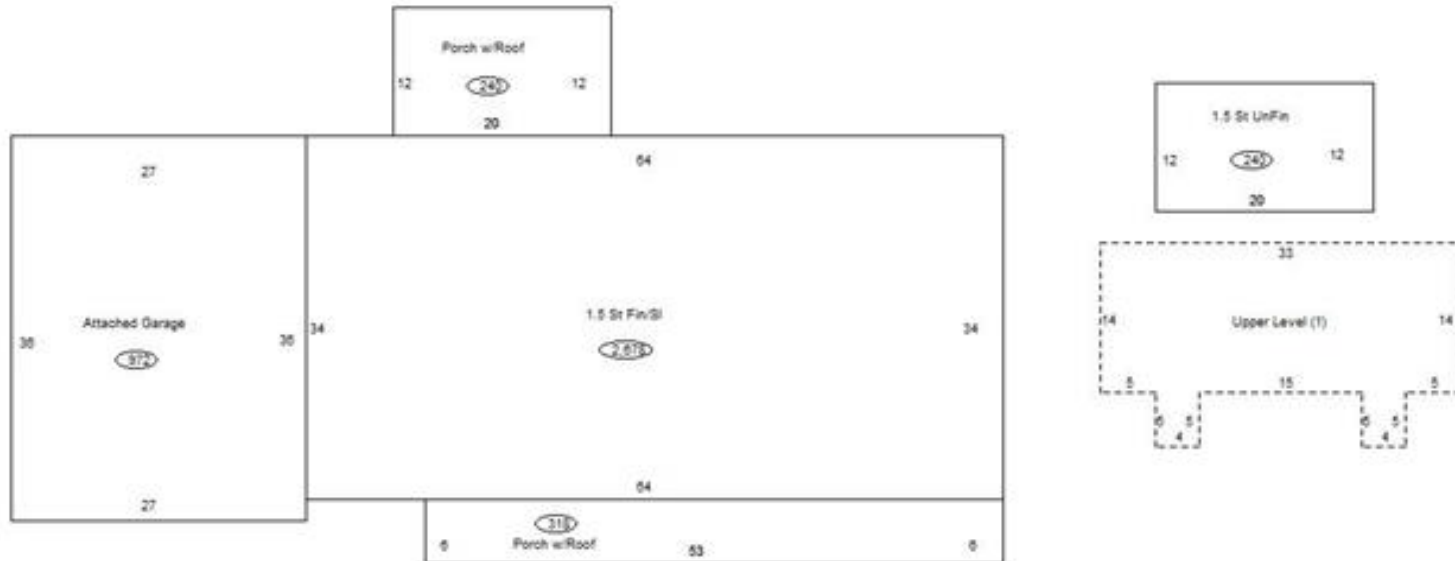
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Sketch Image

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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	2,176	1.231	2,678
2	G	1		13	Attached Garage	972	1.000	972
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	318	1.000	318
5	R	6		13	1.5 St UnFin	240	1.000	240
6	U	^UL		13	Upper Level (1)	502	1.000	502
Total Building Area						2,416		2,918



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x36x0			864
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (34.24 x 864)	29,583	29,583	887	28,696