



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 660022802 Parcel ID 000000-00-0-00186-002-0001 Cadastral ID 27-21-14-02230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333108 TALLEY, CAROL S & CHRISTINA FRAZEY & TARAH FRAZEY 15821 E 80TH ST N OWASSO OK 74055-0000																																																						
Parcel Location Situs 15821 E 80TH ST N Subdivision CORNERSTONE ADDITION 2 Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.27094052 -95.79683755					Building Permits																																																	
LOT 1 BLOCK 2 CORNERSTONE ADD 2					<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	/	MOON, HERMAN L & PATSY R	12/16/2020	246,500	YES																																													
H	Homestead	No	1,000		1068/93	PATE, TIMOTHY B &	06/02/1997	63,500	No																																													
					959/67	CRANE, BURNICE &	06/08/1994	162,500	Yes																																													
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>2021</td> <td>Land Value</td> <td>133,674</td> <td>89,437</td> <td>11%</td> <td>9,838</td> <td>Assessed</td> <td>26,417 2,587.81</td> </tr> <tr> <td>Year Frozen</td> <td>2021</td> <td>Improvements</td> <td>225,261</td> <td>150,715</td> <td></td> <td>16,579</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>358,935</td> <td>240,152</td> <td></td> <td>26,417</td> <td>Total Taxable</td> <td>25,417 2,490.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value	133,674	89,437	11%	9,838	Assessed	26,417 2,587.81	Year Frozen	2021	Improvements	225,261	150,715		16,579	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	358,935	240,152		26,417	Total Taxable	25,417 2,490.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022802	TALLEY, CAROL S &	3	350,554	1000	25,416	2,490.00																																															
2024	2024-660022802	TALLEY, RAY E & CAROL S	3	396,512	1000	25,416	2,442.00																																															
2023	2023-660022802	TALLEY, RAY E & CAROL S	3	276,642	1000	25,417	2,382.00																																															
2022	2022-660022802	TALLEY, RAY E & CAROL S	3	260,258	1000	25,417	2,490.00																																															
2021	2021-660022802	TALLEY, RAY E & CAROL S	3	240,152	1000	25,417	2,459.00																																															
2020	2020-660022802	MOON, HERMAN L & PATSY R	3	227,991	1000	12,995	1,255.00																																															
2019	2019-660022802	MOON, HERMAN L & PATSY R	3	218,869	1000	12,995	1,256.00																																															
2018	2018-660022802	MOON, HERMAN L & PATSY R	3	226,937	1000	12,995	1,210.00																																															
2017	2017-660022802	MOON, HERMAN L & PATSY R	3	224,869	1000	12,994	1,222.00																																															
2016	2016-660022802	MOON, HERMAN L & PATSY R	3	219,427	1000	12,995	1,223.00																																															
2015	2015-660022802	MOON, HERMAN L & PATSY R	3	213,203	1000	12,995	1,232.00																																															
2014	2014-660022802	MOON, HERMAN L & PATSY R	3	215,468	1000	12,994	1,244.00																																															
2013	2013-660022802	MOON, HERMAN L & PATSY R	3	203,929	1000	12,994	1,217.00																																															




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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.3512 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,857.00 x 2.27 = 133,674 Factor Value Adjustments 1.0000 Lot Value 133,674		 <p style="text-align: right; color: orange;">07/27/2022 11:47</p>

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	2,199 / 2,199
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,199
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	262,313	119.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	356,990		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.11	Total Misc Impr	+ 34,999				
Roofing Adj	+ 4.59	Garage Cost	+ 19,338				
Subfloor Adj	+ -2.19	Total RCN	= 334,050				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 120,258				
Plumbing Adj	+ 7.05	Lump Sums	+ 1,704				
Basement Adj	+ 0.00	RCNLD	= 215,496				
Adj Base Cost	= 127.20	Lot Value	+ 133,674				
Total Area	x 2,199	Indicated Value	= 349,170				
Adjusted Cost	= 279,713	Value Per SqFt	158.79				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,496		
Lot Value	133,674		
Indicated Value	349,170	158.79	Per SqFt
Agland Value			
Site Improvements	9,765		
Total Value	358,935	163.23	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	55873		333	333	25.89		8,621
WODO	WOOD DECK - OPEN	55874		156	156	24.27	55%	1,704
EPSW	ENCLOSED PORCH - SOLID WALL	55875		19x16	304	68.30		20,763



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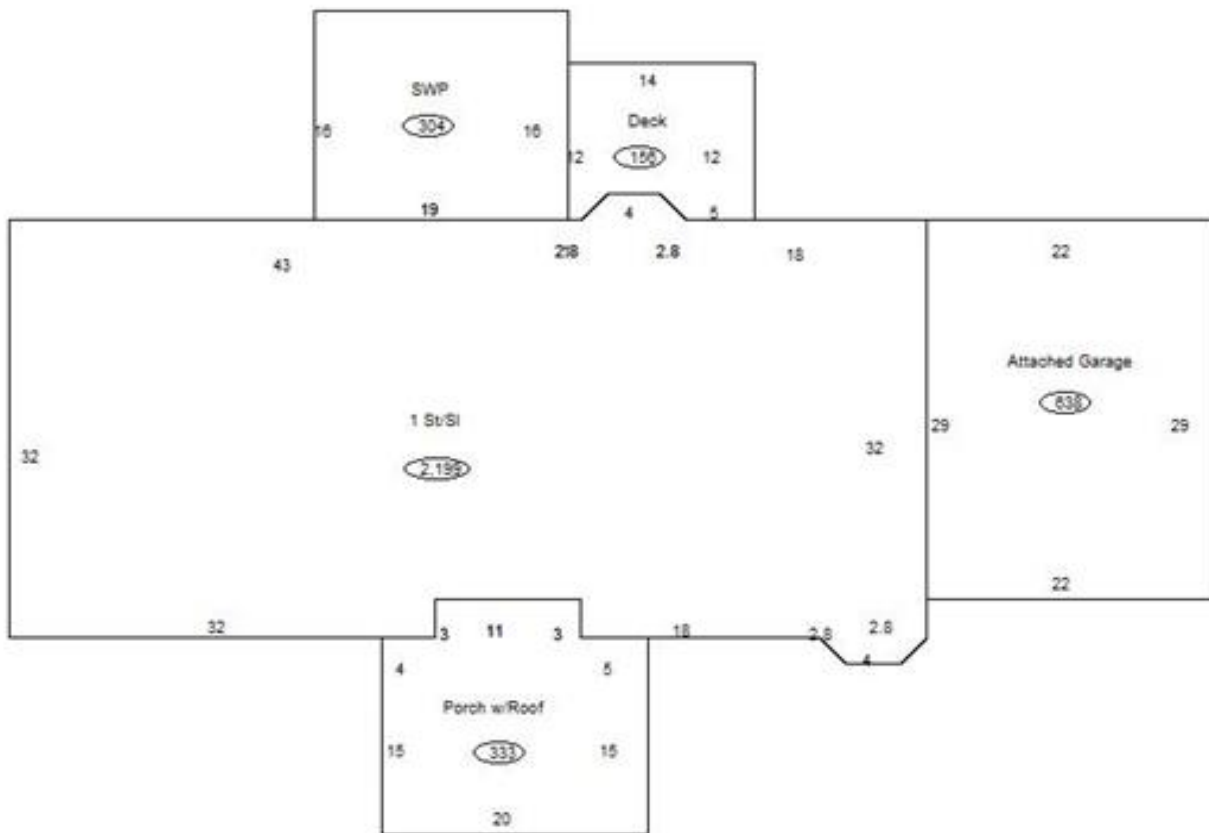
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,199	1.000	2,199
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	333	1.000	333
4	M	WODO		13	WODO	156	1.000	156
5	M	EPSW		13	EPSW	304	1.000	304
Total Building Area						2,199		2,199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.50 x 400)		12,600	12,600	3,150	9,450
	LT	LEAN-TO	7x22x0			154
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 154)		450	450	135	315