




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 660022809 Parcel ID 000000-00-0-00186-002-0008 Cadastral ID 27-21-14-02300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 260284 BLACK, KENNETH D & WANDA J 15509 E 80TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15509 E 80TH ST N Subdivision CORNERSTONE ADDITION 2 Lot/Block 0008 / 0002 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 11:42</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022</p>									
Legal Description Lot/Long: 36.27095526 -95.80068544														
LOT 8 BLOCK 2 CORNERSTONE ADD 2					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>8995</td> <td>R6 FOR NEW STG BLDG</td> <td>10/2004</td> <td>12/2005</td> <td>7,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
8995	R6 FOR NEW STG BLDG	10/2004	12/2005	7,500										
Exemptions					Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	980/332 828/529	DEMAY, MARTI A &	01/27/1995	112,000 92,000	Yes No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	0	Land Value	118,235	53,688	11%	5,906	Assessed	26,734	2,618.86					
Year Frozen	0	Improvements	201,281	189,346		20,828	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	319,516	243,034		26,734	Total Taxable	25,734	2,521.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660022809	BLACK, KENNETH D &			3	310,945	1000	24,955	2,445.00					
2024	2024-660022809	BLACK, KENNETH D &			3	349,879	1000	24,199	2,325.00					
2023	2023-660022809	BLACK, KENNETH D &			3	231,819	1000	23,465	2,199.00					
2022	2022-660022809	BLACK, KENNETH D &			3	217,200	1000	22,753	2,229.00					
2021	2021-660022809	BLACK, KENNETH D &			3	209,645	1000	22,061	2,134.00					
2020	2020-660022809	BLACK, KENNETH D &			3	206,389	1000	21,484	2,075.00					
2019	2019-660022809	BLACK, KENNETH D &			3	198,451	1000	20,830	2,014.00					
2018	2018-660022809	BLACK, KENNETH D &			3	202,170	1000	21,239	1,977.00					
2017	2017-660022809	BLACK, KENNETH D &			3	200,425	1000	21,047	1,980.00					
2016	2016-660022809	BLACK, KENNETH D &			3	195,708	1000	20,528	1,933.00					
2015	2015-660022809	BLACK, KENNETH D &			3	190,361	1000	19,940	1,891.00					
2014	2014-660022809	BLACK, KENNETH D &			3	191,427	1000	19,610	1,877.00					
2013	2013-660022809	BLACK, KENNETH D			3	181,903	1000	19,009	1,781.00					



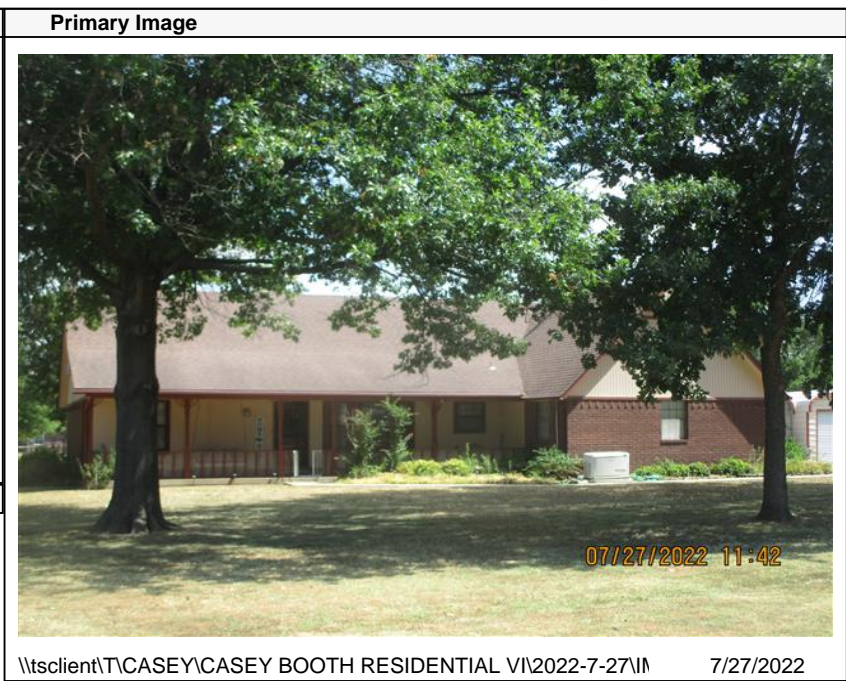
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0136		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,153.00 x 2.68 = 118,235		
Factor Value			
Adjustments	1.0000		
Lot Value	118,235		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,558 / 2,197
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,558
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	254,486	115.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	340,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.34	Total Misc Impr	+ 24,624				
Roofing Adj	+ 3.50	Garage Cost	+ 16,627				
Subfloor Adj	+ -1.64	Total RCN	= 295,883				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 106,518				
Plumbing Adj	+ 7.06	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 189,365				
Adj Base Cost	= 115.90	Lot Value	+ 118,235				
Total Area	x 2,197	Indicated Value	= 307,600				
Adjusted Cost	= 254,632	Value Per SqFt	140.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,365		
Lot Value	118,235		
Indicated Value	307,600	140.01	Per SqFt
Agland Value			
Site Improvements	11,916		
Total Value	319,516	145.43	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	55906		282	282	26.05		7,346
EPSW	ENCLOSED PORCH - SOLID WALL	55907	14x12		168	69.42		11,663



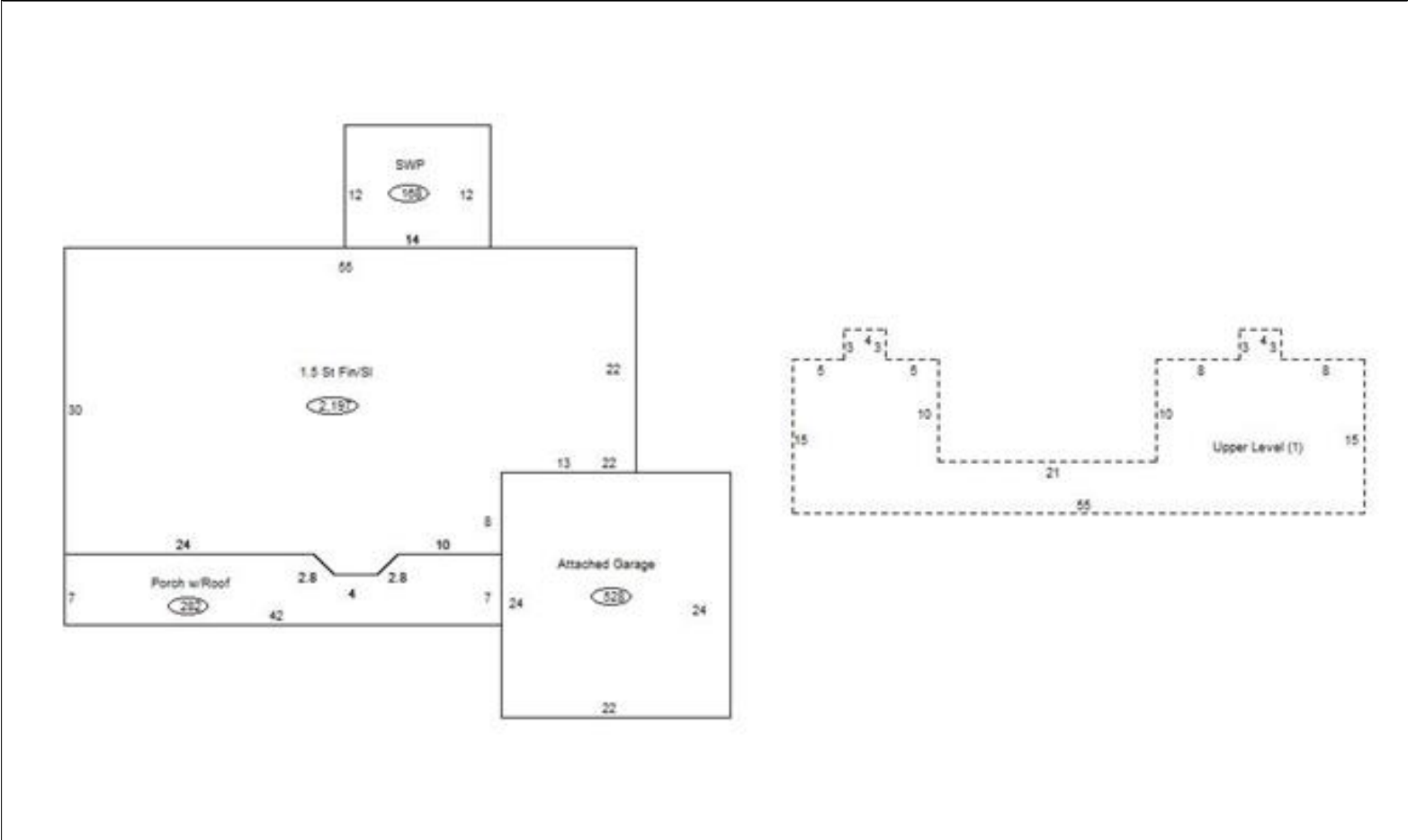
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Sketch Image

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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	1,558	1.410	2,197
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	282	1.000	282
4	M	EPSW		13	EPSW	168	1.000	168
5	U	^UL		13	Upper Level (1)	639	1.000	639
Total Building Area						1,558		2,197



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	12x20x0			240	
	Qual 2	Cond 3	Year 2014	Eff Age	9		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (35.24 x 240)		8,458		8,458	5,075	3,383
	DTGF	DETACHED GARAGE FAIR	16x24x0			384	
	Qual 2	Cond 3	Year 2005	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 384)		6,144		6,144	614	5,530
	UTIL	SHOP BUILDING	0x0x0			240	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 240)		7,507		7,507	4,504	3,003
	STF	STG FAIR	8x10x0			80	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 80)		374		374	374	
	CP	Carport Dirt	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						