



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660022810 <b>Parcel ID</b> 000000-00-0-00186-003-0001 <b>Cadastral ID</b> 27-21-14-02310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 125954 POINTER, RICHARD D &  MARY J 15522 E 80TH ST NORTH OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 15522 E 80TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 2 <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.27004145 -95.80007075					<b>Building Permits</b>																																																	
LOT 1 BLOCK 3 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																																								
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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	856/155	MACDONALD, D BRUCE &	06/11/1991	99,000	Yes																																													
<b>Parcel Valuation</b>					<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>0</td> <td>Land Value 119,852</td> <td>52,112</td> <td>11%</td> <td>5,732</td> <td>Assessed</td> <td>25,082</td> <td>2,457.03</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 187,882</td> <td>175,909</td> <td></td> <td>19,350</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 307,734</td> <td>228,021</td> <td></td> <td>25,082</td> <td>Total Taxable</td> <td>24,082</td> <td>2,359.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 119,852	52,112	11%	5,732	Assessed	25,082	2,457.03	Year Frozen	0	Improvements 187,882	175,909		19,350	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 307,734	228,021		25,082	Total Taxable	24,082	2,359.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022810	POINTER, RICHARD D &	3	305,773	1000	23,352	2,288.00																																															
2024	2024-660022810	POINTER, RICHARD D &	3	340,468	1000	22,642	2,175.00																																															
2023	2023-660022810	POINTER, RICHARD D &	3	219,240	1000	21,954	2,057.00																																															
2022	2022-660022810	POINTER, RICHARD D &	3	202,596	1000	21,286	2,085.00																																															
2021	2021-660022810	POINTER, RICHARD D &	3	204,085	1000	20,834	2,015.00																																															
2020	2020-660022810	POINTER, RICHARD D &	3	200,954	1000	20,197	1,951.00																																															
2019	2019-660022810	POINTER, RICHARD D &	3	195,014	1000	19,580	1,893.00																																															
2018	2018-660022810	POINTER, RICHARD D &	3	197,153	1000	18,532	1,725.00																																															
2017	2017-660022810	POINTER, RICHARD D &	3	195,070	1000	17,963	1,690.00																																															
2016	2016-660022810	POINTER, RICHARD D &	3	190,811	1000	17,410	1,639.00																																															
2015	2015-660022810	POINTER, RICHARD D &	3	186,298	1000	16,875	1,600.00																																															
2014	2014-660022810	POINTER, RICHARD D &	3	188,032	1000	16,354	1,565.00																																															
2013	2013-660022810	POINTER, RICHARD D &	3	180,688	1000	15,849	1,485.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.049	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,693.00 x 2.62 = 119,852	
Factor Value		
Adjustments	1.0000	
Lot Value	119,852	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,858 / 1,858
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,858
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	233,002	125.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	318,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.67	Total Misc Impr	+	19,345			
Roofing Adj	+ 4.77	Garage Cost	+	15,527			
Subfloor Adj	+ -2.27	Total RCN	=	272,993			
Heat/Cool Adj	+ 12.64	Depreciation ( 39%)	-	106,467			
Plumbing Adj	+ 8.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	166,526			
Adj Base Cost	= 128.16	Lot Value	+	119,852			
Total Area	x 1,858	Indicated Value	=	286,378			
Adjusted Cost	= 238,121	Value Per SqFt		154.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,526		
Lot Value	119,852		
Indicated Value	286,378	154.13	Per SqFt
Agland Value			
Site Improvements	21,356		
Total Value	307,734	165.63	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	55911	15x4		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	55912	31x4		124	26.54		3,291
PATO	SLAB PORCH - OPEN	122444	22x10		220	10.22		2,248
PRCH	SLAB PORCH - COVERED	138565	18x14		252	26.14		6,587





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,120
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,120)	30,509	30,509	9,153	21,356