



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 660022830 Parcel ID 000000-00-0-00186-005-00012624 Cadastral ID 27-21-14-02510 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 126344 SIMMS, RUDOLPH JR & JESSIE A 7927 N 160TH E AVE OWASSO OK 74055-0000																			
Parcel Location Situs 07927 N 160TH E AVE Subdivision CORNERSTONE ADDITION 2 Lot/Block 0001 / 0005 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: 36.26997860 -95.79477820					Building Permits														
LOT 1 BLOCK 5 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	808/588			145,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0		Land Value 117,846	77,220	11%	8,494	Assessed	27,909	2,733.97										
Year Frozen	2016		Improvements 269,359	176,501		19,415	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 387,205	253,721		27,909	Total Taxable	26,909	2,636.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022830	SIMMS, RUDOLPH JR &			3	385,805	1000	26,909	2,636.00										
2024	2024-660022830	SIMMS, RUDOLPH JR &			3	424,951	1000	26,909	2,585.00										
2023	2023-660022830	SIMMS, RUDOLPH JR &			3	294,165	1000	26,909	2,522.00										
2022	2022-660022830	SIMMS, RUDOLPH JR &			3	271,252	1000	26,909	2,636.00										
2021	2021-660022830	SIMMS, RUDOLPH JR &			3	268,803	1000	26,910	2,603.00										
2020	2020-660022830	SIMMS, RUDOLPH JR &			3	264,421	1000	26,910	2,600.00										
2019	2019-660022830	SIMMS, RUDOLPH JR &			3	253,721	1000	26,909	2,601.00										
2018	2018-660022830	SIMMS, RUDOLPH JR &			3	263,844	1000	27,026	2,516.00										
2017	2017-660022830	SIMMS, RUDOLPH JR &			3	261,405	1000	27,027	2,542.00										
2016	2016-660022830	SIMMS, RUDOLPH JR &			3	254,784	1000	27,026	2,544.00										
2015	2015-660022830	SIMMS, RUDOLPH JR &			3	248,206	1000	26,303	2,494.00										
2014	2014-660022830	SIMMS, RUDOLPH JR &			3	252,888	1000	25,656	2,456.00										
2013	2013-660022830	SIMMS, RUDOLPH JR &			3	239,114	1000	24,880	2,331.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0051	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,783.00 x 2.69 = 117,846	
Factor Value		
Adjustments	1.0000	
Lot Value	117,846	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,676 / 3,425
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,676
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	672 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	
Adjusted R	0.8445		
Indicated Value	362,928	105.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	471,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.81	Total Misc Impr	+	14,284			
Roofing Adj	+ 2.38	Garage Cost	+	20,220			
Subfloor Adj	+ -1.13	Total RCN	=	391,321			
Heat/Cool Adj	+ 12.64	Depreciation (35%)	-	136,962			
Plumbing Adj	+ 6.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	254,359			
Adj Base Cost	= 104.18	Lot Value	+	117,846			
Total Area	x 3,425	Indicated Value	=	372,205			
Adjusted Cost	= 356,817	Value Per SqFt		108.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,359		
Lot Value	117,846		
Indicated Value	372,205	108.67	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	387,205	113.05	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	56013	4x3		12	26.89		323
PRCH	SLAB PORCH - COVERED	56014	322		322	25.92		8,346



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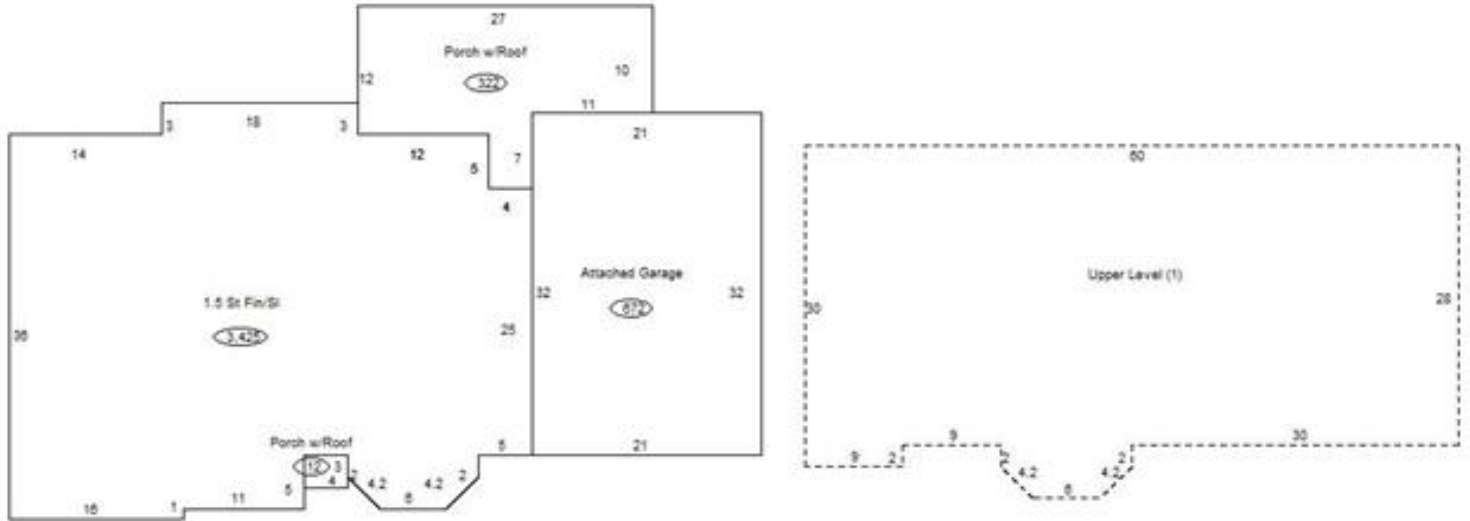
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Sketch Image

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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	1,676	2.044	3,425
2	G	1	Slab	13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PRCH		13	SLBC	322	1.000	322
5	U	^UL		13	Upper Level (1)	1,749	1.000	1,749
Total Building Area						1,676		3,425



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (25,000.00 x 1)		25,000	25,000	10,000	15,000	