



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:41:57  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660022886 <b>Parcel ID</b> 000000-00-0-00105-001-0009 <b>Cadastral ID</b> 27-21-14-03080 <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> 305745 RYAN, ALLEN G &  JENNIFER D 15620 E 84TH CT N OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 15620 E 84TH CT N <b>Subdivision</b> CAMBRIDGE PARK <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1011 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.27515793 -95.79958364					<b>Building Permits</b>																																																	
LOT 9 BLOCK 1 CAMBRIDGE PARK					<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>Exemptions</b>					<b>Sale History</b>																																																	
<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	2201/845	DRAKE, PATRICIA IRENE	09/30/2011	307,500	YES																																													
					910/693	EADS, PAUL E &	04/02/1993	198,500	Yes																																													
					842/626			23,500	No																																													
<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 120,917</td> <td>80,098</td> <td>11%</td> <td>8,811</td> <td>Assessed</td> <td>50,337</td> <td>4,931.01</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 379,617</td> <td>377,506</td> <td> </td> <td>41,526</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 500,534</td> <td>457,604</td> <td> </td> <td>50,337</td> <td>Total Taxable</td> <td>49,337</td> <td>4,833.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 120,917	80,098	11%	8,811	Assessed	50,337	4,931.01	Year Frozen	0	Improvements 379,617	377,506		41,526	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 500,534	457,604		50,337	Total Taxable	49,337	4,833.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022886	RYAN, ALLEN G &	3	483,072	1000	47,870	4,689.00																																															
2024	2024-660022886	RYAN, ALLEN G &	3	508,947	1000	46,447	4,462.00																																															
2023	2023-660022886	RYAN, ALLEN G &	3	430,425	1000	45,065	4,223.00																																															
2022	2022-660022886	RYAN, ALLEN G &	3	409,909	1000	43,723	4,284.00																																															
2021	2021-660022886	RYAN, ALLEN G &	3	394,734	1000	42,421	4,104.00																																															
2020	2020-660022886	RYAN, ALLEN G &	3	387,925	1000	41,494	4,008.00																																															
2019	2019-660022886	RYAN, ALLEN G &	3	375,055	1000	40,256	3,892.00																																															
2018	2018-660022886	RYAN, ALLEN G &	3	386,295	1000	40,684	3,787.00																																															
2017	2017-660022886	RYAN, ALLEN G &	3	382,515	1000	39,470	3,713.00																																															
2016	2016-660022886	RYAN, ALLEN G &	3	372,198	1000	38,291	3,605.00																																															
2015	2015-660022886	RYAN, ALLEN G &	3	361,274	1000	37,147	3,523.00																																															
2014	2014-660022886	RYAN, ALLEN G &	3	367,676	1000	36,036	3,449.00																																															
2013	2013-660022886	RYAN, ALLEN G &	3	345,553	1000	34,957	3,275.00																																															



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Date 04/17/2026  
 Time 00:41:57  
 Page 2

Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0632	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,314.00 x 2.61 = 120,917	
Factor Value		
Adjustments	1.0000	
Lot Value	120,917	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,172 / 3,865
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,172
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	910 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26



\\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	518,127	134.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	188,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	360,066		
Lot Value	120,917		
Indicated Value	480,983	124.45	Per SqFt
Agland Value			
Site Improvements	19,551		
Total Value	500,534	129.50	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.43	Total Misc Impr	+	16,995			
Roofing Adj	+ 3.34	Garage Cost	+	41,332			
Subfloor Adj	+ -2.59	Total RCN	=	529,509			
Heat/Cool Adj	+ 16.31	Depreciation ( 32%)	-	169,443			
Plumbing Adj	+ 7.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	360,066			
Adj Base Cost	= 121.91	Lot Value	+	120,917			
Total Area	x 3,865	Indicated Value	=	480,983			
Adjusted Cost	= 471,182	Value Per SqFt		124.45			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	56290		224	224	35.57		7,968
PRCH	SLAB PORCH - COVERED	56291		54	54	33.02		1,783



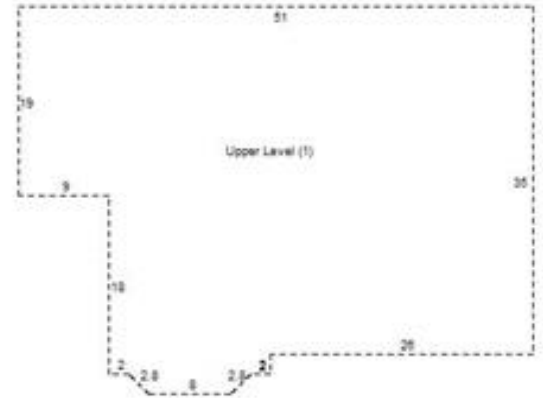
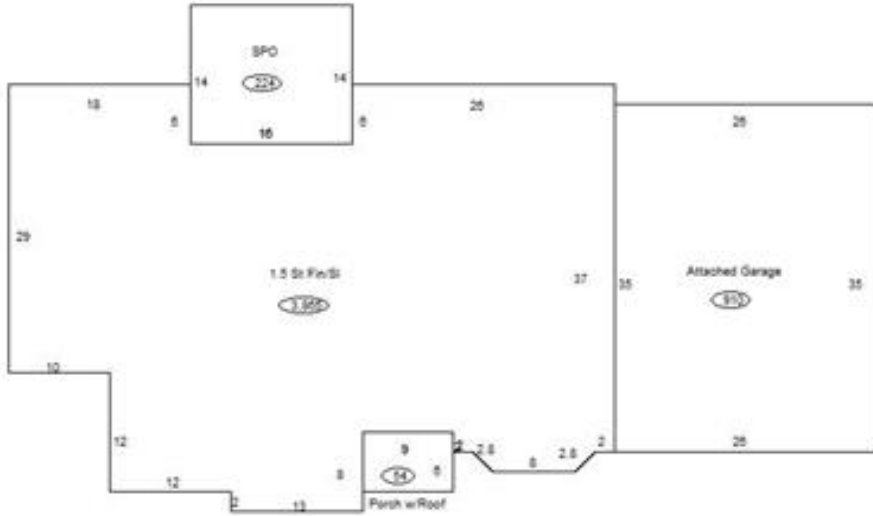
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 Time 00:41:58  
 Page 3

Sketch Image

660022886



**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	2,172	1.779	3,865
2	G	1		13	Attached Garage	910	1.000	910
3	M	EPKS		13	Screen Porch	224	1.000	224
4	M	PRCH		13	SLBC	54	1.000	54
5	U	^UL		13	Upper Level (1)	1,693	1.000	1,693
<b>Total Building Area</b>						<b>2,172</b>		<b>3,865</b>



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 Time 00:41:58  
 Page 4

660022886

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		8x10x0			80
	Qual 4	Cond 3	Year 2018	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.36 x 80)	749		749		749
	GRDT GARAGE - DETACHED		0x0x0			384
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.91 x 384)	12,253		12,253	2,451	9,802
	SG SWIM-GUNITE		0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000	21,000	9,000