



# 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> 660022904 <b>Parcel ID</b> 000000-00-0-00198-001-0001 <b>Cadastral ID</b> 27-21-14-03260 <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> 259679 COKER, KRISTINE D  TRUSTEE 14611 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14611 E 78TH ST N <b>Subdivision</b> CORNERSTONE WEST <b>Lot/Block</b> 0001 / 0001 <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					<p style="text-align: right; color: orange;">07/26/2022 13:26</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022</p>														
<b>Legal Description</b> Lat/Long: 36.26730338 -95.81024817																			
LOT 1 BLOCK 1 CORNERSTONE WEST					<b>Building Permits</b> <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															
<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	970/663	SOKOLOSKY, D M &	10/11/1994	20,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0		Land Value 116,319	45,901	11%	5,049	Assessed	34,982	3,426.84										
Year Frozen	0		Improvements 302,125	272,118		29,933	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 418,444	318,019		34,982	Total Taxable	33,982	3,329.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660022904	COKER, KRISTINE D			3	411,163	1000	32,963	3,229.00										
2024	2024-660022904	COKER, KRISTINE D			3	417,471	1000	31,974	3,072.00										
2023	2023-660022904	COKER, KRISTINE D			3	305,745	1000	31,014	2,906.00										
2022	2022-660022904	COKER, KRISTINE D			3	302,451	1000	30,081	2,947.00										
2021	2021-660022904	COKER, KRISTINE D			3	274,451	1000	29,176	2,822.00										
2020	2020-660022904	COKER, KRISTINE D			3	269,973	1000	28,297	2,733.00										
2019	2019-660022904	COKER, KRISTINE D			3	258,582	1000	27,444	2,653.00										
2018	2018-660022904	COKER, KRISTINE D			3	266,737	1000	28,341	2,638.00										
2017	2017-660022904	COKER, KRISTINE D			3	263,695	1000	28,006	2,634.00										
2016	2016-660022904	COKER, KRISTINE D			3	257,753	1000	27,312	2,571.00										
2015	2015-660022904	COKER, KRISTINE D			3	249,885	1000	26,487	2,512.00										
2014	2014-660022904	COKER, KRISTINE D			3	257,080	1000	25,945	2,483.00										
2013	2013-660022904	COKER, KRISTINE D			3	244,156	1000	25,161	2,357.00										



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.989							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	43,081.00 x 2.70 = 116,319			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	116,319			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 349,482 139.29 Per SqFt				
Style	100% 1 1/2 Story Finished			<b>Direct Comparables</b>				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	2,223 / 2,509			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 4				
HVAC	100% Warmed & Cooled Air			Indicated Value 338,810 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	2,223			Selected Approach Cost Approach				
Fixture/RghIn	16 /			Improvements 265,283				
Bed/F/H Bath	5 / 3.5 /			Lot Value 116,319				
Basement Area				Indicated Value 381,602 152.09 Per SqFt				
Garage Type	613 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 36,842				
Year/Eff Age	1995 / 23			Total Value 418,444 166.78 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	101.68	Total Misc Impr	+ 24,166					
Roofing Adj	+ 4.65	Garage Cost	+ 23,331					
Subfloor Adj	+ -3.01	Total RCN	= 368,448					
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	- 103,165					
Plumbing Adj	+ 10.13	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 265,283					
Adj Base Cost	= 127.92	Lot Value	+ 116,319					
Total Area	x 2,509	Indicated Value	= 381,602					
Adjusted Cost	= 320,951	Value Per SqFt	152.09					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	56373		197	197	28.81		5,676
PRCH	SLAB PORCH - COVERED	56374		326	326	28.39		9,255
PRCH	SLAB PORCH - COVERED	56375		12x8	96	29.22		2,805



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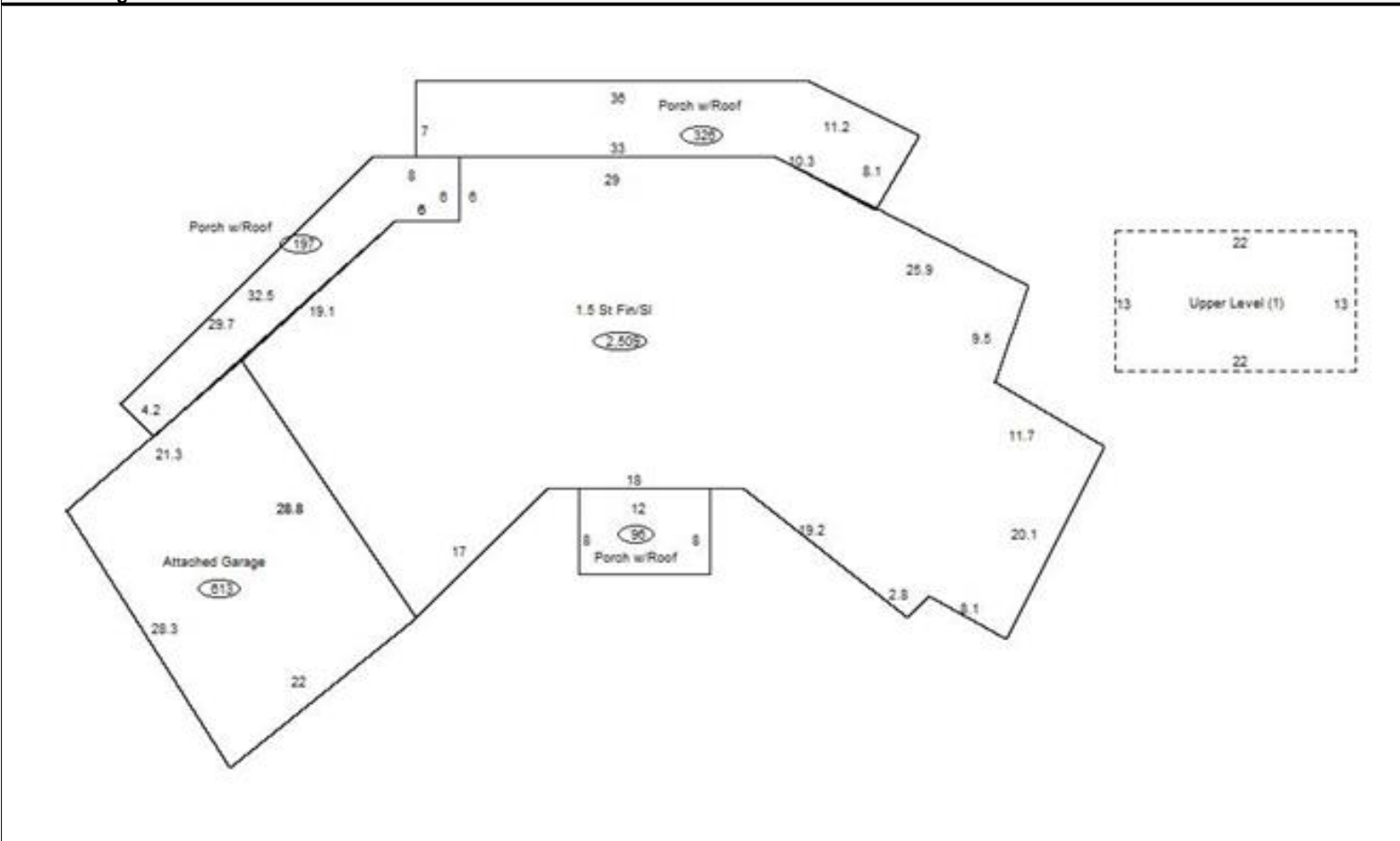
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### Sketch Image

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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	2,223	1.129	2,509
2	G	1		13	Attached Garage	613	1.000	613
3	M	PRCH		13	SLBC	197	1.000	197
4	M	PRCH		13	SLBC	326	1.000	326
5	M	PRCH		13	SLBC	96	1.000	96
6	U	^UL		13	Upper Level (1)	286	1.000	286
<b>Total Building Area</b>						<b>2,223</b>		<b>2,509</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			640	
	Qual	3	Cond 3	Year 2001	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.70 x 640)		17,728		17,728	886	16,842
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year 2001	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	5,000	20,000