



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	660022920													
Parcel ID	000000-00-0-00106-001-0001													
Cadastral ID	27-21-14-03420													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	261394													
CHARBONNEAU, PAUL E & DEBRA A														
REVOCABLE TRUST														
16009 E 84TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16009 E 84TH ST													
Subdivision	CAMBRIDGE PARK II													
Lot/Block	0001 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	27 / 21 / 14 / 5													
Neighborhood	1011 - R-V04 SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lot/Long: 36.27691520 -95.79487022														
LOT 1 BLOCK 1 CAMBRIDGE PARK 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
998/532	PYKIET, KENNETH L	07/27/1995	247,000	Yes										
950/149	TRAILS END DEVELOPMENT INC	03/18/1994	20,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	119,825	74,199	11%	8,162	Assessed	30,949						
Year Frozen	2023	Improvements	334,536	207,155		22,787	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	454,361	281,354		30,949	Total Taxable	29,949						
								-98.00						
								2,934.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022920	CHARBONNEAU, PAUL E & DEBRA A	3	438,817	1000	29,949	2,934.00							
2024	2024-660022920	CHARBONNEAU, PAUL E & DEBRA A	3	459,264	1000	29,949	2,877.00							
2023	2023-660022920	CHARBONNEAU, PAUL E & DEBRA A	3	321,481	1000	29,949	2,807.00							
2022	2022-660022920	CHARBONNEAU, PAUL EMILE &	3	290,468	1000	29,048	2,846.00							
2021	2021-660022920	CHARBONNEAU, PAUL EMILE &	3	267,609	1000	28,172	2,725.00							
2020	2020-660022920	CHARBONNEAU, PAUL EMILE &	3	263,097	1000	27,323	2,639.00							
2019	2019-660022920	CHARBONNEAU, PAUL EMILE &	3	249,981	1000	26,498	2,562.00							
2018	2018-660022920	CHARBONNEAU, PAUL EMILE &	3	260,435	1000	27,648	2,573.00							
2017	2017-660022920	CHARBONNEAU, PAUL EMILE &	3	257,442	1000	27,319	2,570.00							
2016	2016-660022920	CHARBONNEAU, PAUL EMILE &	3	251,430	1000	26,593	2,504.00							
2015	2015-660022920	CHARBONNEAU, PAUL EMILE &	3	243,543	1000	25,790	2,446.00							
2014	2014-660022920	CHARBONNEAU, PAUL EMILE &	3	251,509	1000	25,440	2,435.00							
2013	2013-660022920	CHARBONNEAU, PAUL EMILE &	3	239,220	1000	24,670	2,311.00							



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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0423	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	45,404.00 x 2.64 = 119,825	
Factor Value		
Adjustments	1.0000	
Lot Value	119,825	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,164 / 3,444
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,164
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,120 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	426,191	123.75	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.30	Total Misc Impr	+	14,347			
Roofing Adj	+ 2.90	Garage Cost	+	33,365			
Subfloor Adj	+ -1.37	Total RCN	=	427,034			
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	123,840			
Plumbing Adj	+ 5.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	303,194			
Adj Base Cost	= 110.14	Lot Value	+	119,825			
Total Area	x 3,444	Indicated Value	=	423,019			
Adjusted Cost	= 379,322	Value Per SqFt		122.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	303,194		
Lot Value	119,825		
Indicated Value	423,019	122.83	Per SqFt
Agland Value			
Site Improvements	31,342		
Total Value	454,361	131.93	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	56456		149	149	26.46		3,943
PRCH	SLAB PORCH - COVERED	56457		13x6	78	26.68		2,081
PATO	SLAB PORCH - OPEN	56458		51x6	306	8.85		2,708



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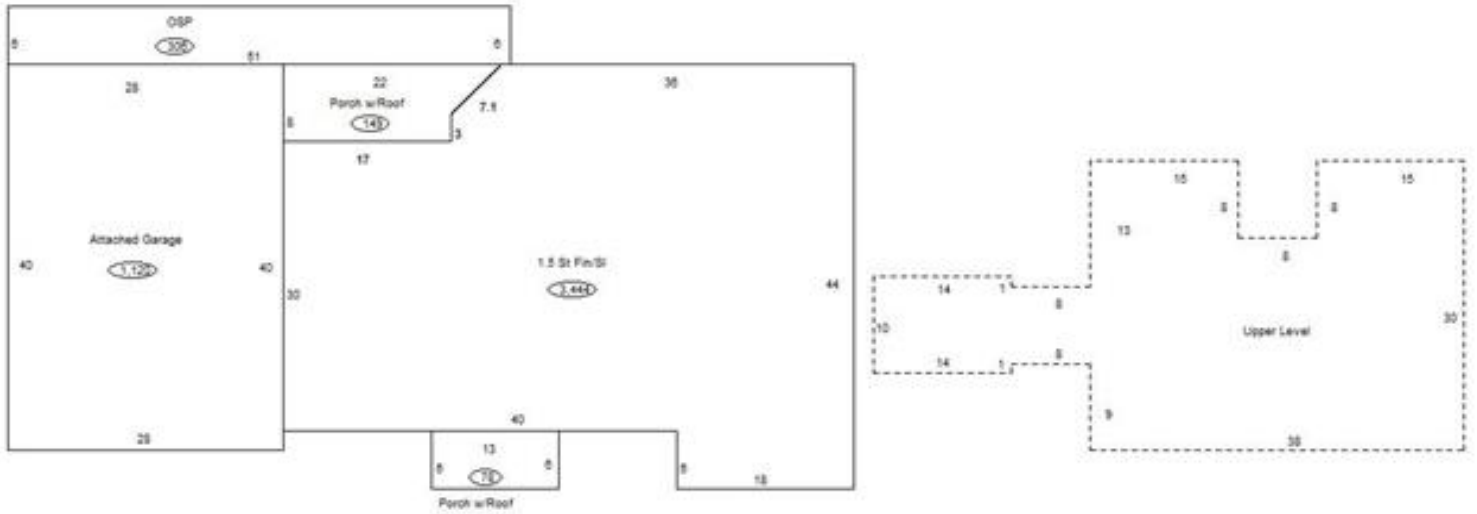
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Sketch Image

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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/SI	2,164	1.592	3,444
2	G	1		13	Attached Garage	1,120	1.000	1,120
3	M	PRCH		13	SLBC	149	1.000	149
4	M	PRCH		13	SLBC	78	1.000	78
5	M	PATO		13	Open Slab	306	1.000	306
6	U	^UL	Overhang	13	Upper Level	1,280	1.000	1,280
Total Building Area						2,164		3,444



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	0x0x0			144	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 144)		1,011		1,011	101	910
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	7,500	22,500
	GA	GAZEBO AVG	0x0x0			1	
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (8,350.00 x 1)		8,350		8,350	418	7,932