



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 660022936 Parcel ID 000000-00-0-00106-002-0008 Cadastral ID 27-21-14-03580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 267171 DOBBINS, HOWARD JACK & JULIE ANN 8360 N 159TH E CT OWASSO OK 74055-0000					<p style="text-align: right; color: orange;">07/27/2022 10:22</p>																																																					
Parcel Location Situs 08306 N 159TH E CT Subdivision CAMBRIDGE PARK II Lot/Block 0008 / 0002 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: 36.27510972 -95.79691166					Building Permits																																																					
LOT 8 BLOCK 2 CAMBRIDGE PARK 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	1091/224	WARREN, KENNETH RAY &	12/04/1997	195,000	Yes																																																	
					864/377	TRAIL'S END DEVELOPMENT, -INC	11/02/1991	24,500	Yes																																																	
Parcel Valuation					<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>1999</td> <td>Land Value</td> <td>122,126</td> <td>61,714</td> <td>11%</td> <td>6,789</td> <td>Assessed</td> <td>45,496</td> <td>4,456.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>351,883</td> <td>351,883</td> <td> </td> <td>38,707</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>474,009</td> <td>413,597</td> <td> </td> <td>45,496</td> <td>Total Taxable</td> <td>44,496</td> <td>4,359.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	1999	Land Value	122,126	61,714	11%	6,789	Assessed	45,496	4,456.79	Year Frozen	0	Improvements	351,883	351,883		38,707	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	474,009	413,597		45,496	Total Taxable	44,496	4,359.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660022936	DOBBINS, HOWARD JACK &	3	467,179	1000	43,171	4,229.00																																																			
2024	2024-660022936	DOBBINS, HOWARD JACK &	3	496,083	1000	41,884	4,024.00																																																			
2023	2023-660022936	DOBBINS, HOWARD JACK &	3	411,276	1000	40,635	3,808.00																																																			
2022	2022-660022936	DOBBINS, HOWARD JACK &	3	382,699	1000	39,422	3,862.00																																																			
2021	2021-660022936	DOBBINS, HOWARD JACK &	3	356,774	1000	38,245	3,700.00																																																			
2020	2020-660022936	DOBBINS, HOWARD JACK &	3	357,256	1000	37,349	3,608.00																																																			
2019	2019-660022936	DOBBINS, HOWARD JACK &	3	338,477	1000	36,232	3,503.00																																																			
2018	2018-660022936	DOBBINS, HOWARD JACK &	3	348,916	1000	37,381	3,479.00																																																			
2017	2017-660022936	DOBBINS, HOWARD JACK &	3	345,225	1000	36,778	3,459.00																																																			
2016	2016-660022936	DOBBINS, HOWARD JACK &	3	336,431	1000	35,677	3,359.00																																																			
2015	2015-660022936	DOBBINS, HOWARD JACK &	3	326,951	1000	34,609	3,282.00																																																			
2014	2014-660022936	DOBBINS, HOWARD JACK &	3	338,179	1000	33,572	3,214.00																																																			
2013	2013-660022936	DOBBINS, HOWARD JACK &	3	318,986	1000	32,565	3,051.00																																																			



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0864		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,322.00 x 2.58 = 122,126		
Factor Value			
Adjustments	1.0000		
Lot Value	122,126		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,140 / 3,464
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,140
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	784 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	434,920 125.55 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	115,820 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	323,515
Lot Value	122,126
Indicated Value	445,641 128.65 Per SqFt
Agland Value	
Site Improvements	28,368
Total Value	474,009 136.84 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.78	Total Misc Impr	+ 44,136
Roofing Adj	+ 3.26	Garage Cost	+ 29,173
Subfloor Adj	+ -2.10	Total RCN	= 475,757
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 152,242
Plumbing Adj	+ 7.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 323,515
Adj Base Cost	= 116.18	Lot Value	+ 122,126
Total Area	x 3,464	Indicated Value	= 445,641
Adjusted Cost	= 402,448	Value Per SqFt	128.65

Miscellaneous Improvements

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	56535		380	380	28.22		10,724
EPSW	ENCLOSED PORCH - SOLID WALL	56536		33x11	363	74.33		26,982



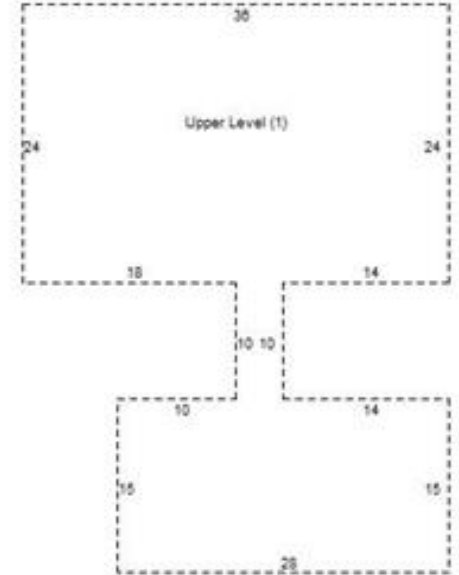
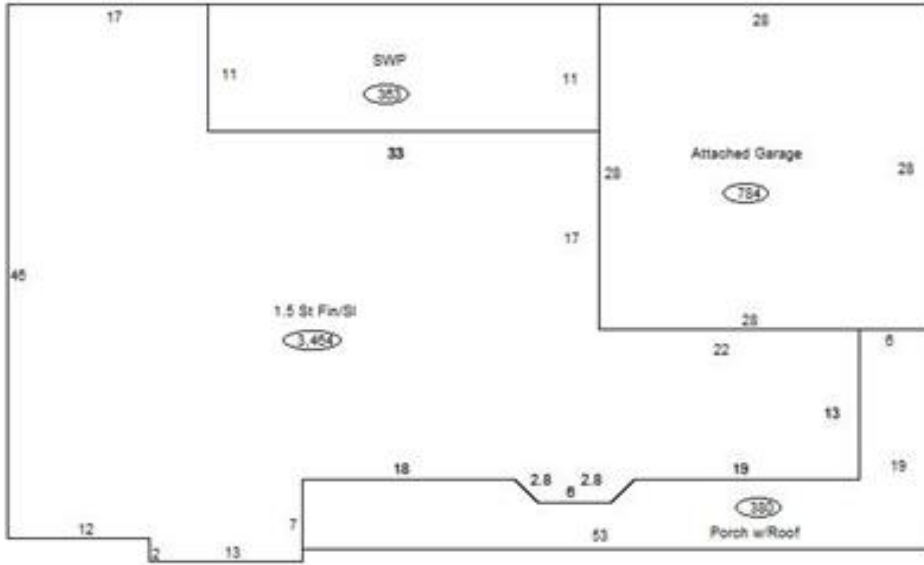
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Sketch Image

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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	2,140	1.619	3,464
2	G	1		13	Attached Garage	784	1.000	784
3	M	PRCH		13	SLBC	380	1.000	380
4	M	EPSW		13	EPSW	363	1.000	363
5	U	^UL		13	Upper Level (1)	1,324	1.000	1,324
Total Building Area						2,140		3,464



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			864
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 864) 13,824		Modifier Total	RCN 13,824	Depr (25% Phys/ % Func) 3,456	RCNLD 10,368
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (40% Phys/ % Func) 12,000	RCNLD 18,000