



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 660022950 Parcel ID 000000-00-0-00193-002-0008 Cadastral ID 27-21-14-03730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343342 MARTIN, CHRISTINA 16004 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16004 E 78TH ST N Subdivision CORNERSTONE ADDITION 5 Lot/Block 0008 / 0002 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: 36.26631274 -95.79508851 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>P17 000007</td> <td>R19- NEW POOL</td> <td>12/2017</td> <td>05/2018</td> <td>42,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | P17 000007 | R19- NEW POOL | 12/2017 | 05/2018 | 42,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P17 000007 | R19- NEW POOL | 12/2017 | 05/2018 | 42,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | H | Homestead | No | 1,000 | | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FRADY, JOHNNY A & TAMMY L</td> <td>12/14/2023</td> <td>585,000</td> <td>YES</td> </tr> <tr> <td>2458/775</td> <td>MALANIUK, STEVEN A &</td> <td>03/04/2015</td> <td>276,000</td> <td>YES</td> </tr> <tr> <td>997/813</td> <td>DENNY, J B</td> <td>08/01/1995</td> <td>162,000</td> <td>Yes</td> </tr> <tr> <td>963/674</td> <td>CORNERSTONE DEVELOPMENT-INC</td> <td>07/25/1994</td> <td>19,500</td> <td>Yes</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | FRADY, JOHNNY A & TAMMY L | 12/14/2023 | 585,000 | YES | 2458/775 | MALANIUK, STEVEN A & | 03/04/2015 | 276,000 | YES | 997/813 | DENNY, J B | 08/01/1995 | 162,000 | Yes | 963/674 | CORNERSTONE DEVELOPMENT-INC | 07/25/1994 | 19,500 | Yes |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | FRADY, JOHNNY A & TAMMY L | 12/14/2023 | 585,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2458/775 | MALANIUK, STEVEN A & | 03/04/2015 | 276,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 997/813 | DENNY, J B | 08/01/1995 | 162,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 963/674 | CORNERSTONE DEVELOPMENT-INC | 07/25/1994 | 19,500 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2024 | | Land Value | 223,220 | 223,220 | 11% | 24,554 | Assessed | 60,777 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | | Improvements | 329,304 | 329,304 | | 36,223 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 552,524 | 552,524 | | 60,777 | Total Taxable | 59,777 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660022950 | MARTIN, CHRISTINA | | | 3 | 543,445 | 1000 | 58,779 | 5,758.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660022950 | MARTIN, CHRISTINA | | | 3 | 585,349 | 1000 | 63,388 | 6,090.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 359,012 | 1000 | 35,930 | 3,367.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 326,892 | 1000 | 34,855 | 3,415.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 317,297 | 1000 | 33,811 | 3,271.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 314,741 | 1000 | 32,797 | 3,168.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 298,296 | 2000 | 30,813 | 2,979.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 286,351 | 2000 | 29,499 | 2,746.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 283,901 | 1000 | 30,229 | 2,843.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 276,236 | 1000 | 29,386 | 2,767.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660022950 | FRADY, JOHNNY A & TAMMY L | | | 3 | 258,294 | 0 | 28,412 | 2,694.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660022950 | MALANIUK, STEVEN A & | | | 3 | 263,077 | 1000 | 26,853 | 2,570.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660022950 | MALANIUK, STEVEN A & | | | 3 | 247,004 | 1000 | 26,042 | 2,440.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1212 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 1 | |
| Non-Ag Acres | 1.3249 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 57,715.00 x 2.30 = 132,475 | |
| Factor Value | | |
| Adjustments | 1.6850 | |
| Lot Value | 223,220 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,774 / 2,774 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,774 |
| Fixture/RghIn | 17 / |
| Bed/F/H Bath | 4 / 3.5 / |
| Basement Area | |
| Garage Type | 610 Attached Garage - Unfinished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1994 / 24 |



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/2/2022

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 391,718 | 141.21 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 2 |
| Indicated Value | 517,860 Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 305,604 | | |
| Lot Value | 223,220 | | |
| Indicated Value | 528,824 | 190.64 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 23,700 | | |
| Total Value | 552,524 | 199.18 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 110.64 | Total Misc Impr | + | 15,906 | | | |
| Roofing Adj | + 5.71 | Garage Cost | + | 28,353 | | | |
| Subfloor Adj | + -4.40 | Total RCN | = | 430,428 | | | |
| Heat/Cool Adj | + 16.31 | Depreciation (29%) | - | 124,824 | | | |
| Plumbing Adj | + 10.95 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 305,604 | | | |
| Adj Base Cost | = 139.21 | Lot Value | + | 223,220 | | | |
| Total Area | x 2,774 | Indicated Value | = | 528,824 | | | |
| Adjusted Cost | = 386,169 | Value Per SqFt | | 190.64 | | | |

| 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 |
| PRCH | SLAB PORCH - COVERED | 56603 | 11x4 | | 44 | 33.05 | | 1,454 |
| PRCH | SLAB PORCH - COVERED | 56604 | 16x14 | | 224 | 32.18 | | 7,208 |



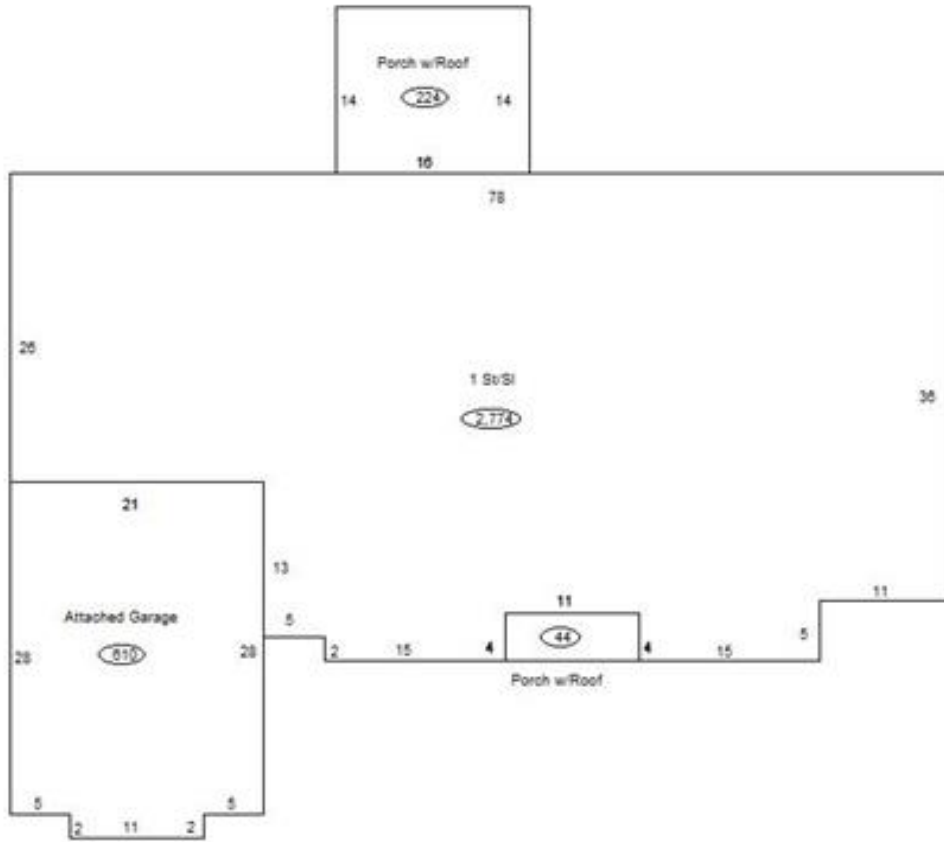
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 2,774 | 1.000 | 2,774 |
| 2 | G | 1 | | 13 | Attached Garage | 610 | 1.000 | 610 |
| 3 | M | PRCH | | 13 | SLBC | 44 | 1.000 | 44 |
| 4 | M | PRCH | | 13 | SLBC | 224 | 1.000 | 224 |
| Total Building Area | | | | | | 2,774 | | 2,774 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--|-------------|-----------------------|-------------------|---------------------------------------|---------------------|
|  | SG | SWIM-GUNITE | 0x0x0 | | | 1 |
| | Qual 5 | Cond 5 | Year 2018 | Eff Age 4 | | |
| | Valuation Summary Base Cost (30,000.00 x 1) 30,000 | | Modifier Total | RCN 30,000 | Depr (21% Phys/ % Func) 6,300 | RCNLD 23,700 |
|  | STF | STG FAIR | 12x20x0 | | | 240 |
| | Qual 2 | Cond 3 | Year | Eff Age 1520 | | |
| | Valuation Summary Base Cost (4.68 x 240) 1,123 | | Modifier Total | RCN 1,123 | Depr (100% Phys/ % Func) 1,123 | RCNLD |