



# 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> 660052090 <b>Parcel ID</b> 000000-00-0-00931-003-0008 <b>Cadastral ID</b> 34-21-14-01990 <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> 331598 KOLOEN, STEVE N & DANETTE D-TRUSTEES KOLOEN 2022 TRUST 7161 HIDDEN ACRE TRAIL OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 15017 E 72ND PL N <b>Subdivision</b> WILLOW-WOOD EST <b>Lot/Block</b> 0008 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.25918046 -95.80581205					<b>Building Permits</b>																																																	
LOT 8 BLOCK 3 WILLOW-WOOD ESTATES					<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	No	1,000		/	KOLOEN, STEVEN NEIL & MARK, DANETTE D	06/20/2022	0	4																																													
					2353/617	MARK, DANETTE D	08/29/2013	0	4																																													
					1304/155	ZIZZO, ANTONIO ENRICO	07/02/2001	108,500	YES																																													
					935/176	HOMES BY BETTY	11/04/1993	79,900	Yes																																													
					916/879	A&W LAND DEVELOPMENT INC	05/19/1993	15,000	Yes																																													
<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>2002</td> <td>Land Value 119,435</td> <td>43,671</td> <td>11%</td> <td>4,804</td> <td>Assessed</td> <td>19,130</td> <td>1,873.97</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 166,475</td> <td>130,232</td> <td></td> <td>14,326</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 285,910</td> <td>173,903</td> <td></td> <td>19,130</td> <td>Total Taxable</td> <td>19,130</td> <td>1,874.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2002	Land Value 119,435	43,671	11%	4,804	Assessed	19,130	1,873.97	Year Frozen	0	Improvements 166,475	130,232		14,326	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 285,910	173,903		19,130	Total Taxable	19,130	1,874.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660052090	KOLOEN, STEVE N &	3	284,602	0	18,218	1,785.00																																															
2024	2024-660052090	KOLOEN, STEVE N &	3	307,090	0	17,351	1,667.00																																															
2023	2023-660052090	KOLOEN, STEVE N &	3	150,225	0	16,525	1,549.00																																															
2022	2022-660052090	KOLOEN, STEVE N &	3	153,798	0	16,918	1,657.00																																															
2021	2021-660052090	KOLOEN, STEVEN NEIL &	3	162,687	0	17,896	1,731.00																																															
2020	2020-660052090	KOLOEN, STEVEN NEIL &	3	160,275	1000	16,516	1,595.00																																															
2019	2019-660052090	KOLOEN, STEVEN NEIL &	3	154,599	1000	16,006	1,547.00																																															
2018	2018-660052090	KOLOEN, STEVEN NEIL &	3	159,881	1000	16,587	1,544.00																																															
2017	2017-660052090	KOLOEN, STEVEN NEIL &	3	158,678	1000	16,455	1,548.00																																															
2016	2016-660052090	KOLOEN, STEVEN NEIL &	3	154,988	1000	16,049	1,511.00																																															
2015	2015-660052090	KOLOEN, STEVEN NEIL &	3	150,650	1000	15,572	1,477.00																																															
2014	2014-660052090	KOLOEN, STEVEN NEIL &	3	148,057	1000	15,286	1,463.00																																															
2013	2013-660052090	KOLOEN, STEVEN NEIL &	3	163,201	1000	15,463	1,449.00																																															



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0398							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	45,296.00 x 2.64 = 119,435			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	119,435			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 - Average			Adusted R 0.8445				
Architecture				Indicated Value 237,440 145.94 Per SqFt				
Style	100% Two Story			<b>Direct Comparables</b>				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	869 / 1,627			Adjustment Model 1 2022 Residential				
Style	100% Two Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	869			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 166,475				
Bed/F/H Bath	3 / 2.5 /			Lot Value 119,435				
Basement Area				Indicated Value 285,910 175.73 Per SqFt				
Garage Type	868 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1993 / 25			Total Value 285,910 175.73 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	97.95	Total Misc Impr	+ 13,337					
Roofing Adj	+ 3.06	Garage Cost	+ 25,858					
Subfloor Adj	+ -1.45	Total RCN	= 241,268					
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	- 74,793					
Plumbing Adj	+ 12.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 166,475					
Adj Base Cost	= 124.20	Lot Value	+ 119,435					
Total Area	x 1,627	Indicated Value	= 285,910					
Adjusted Cost	= 202,073	Value Per SqFt	175.73					
<b>Miscellaneous Improvements</b>								
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	77796		105	105	26.60		2,793
PRCH	SLAB PORCH - COVERED	77797		118	118	26.56		3,134
PATO	SLAB PORCH - OPEN	121962		15x11	165	10.88		1,795



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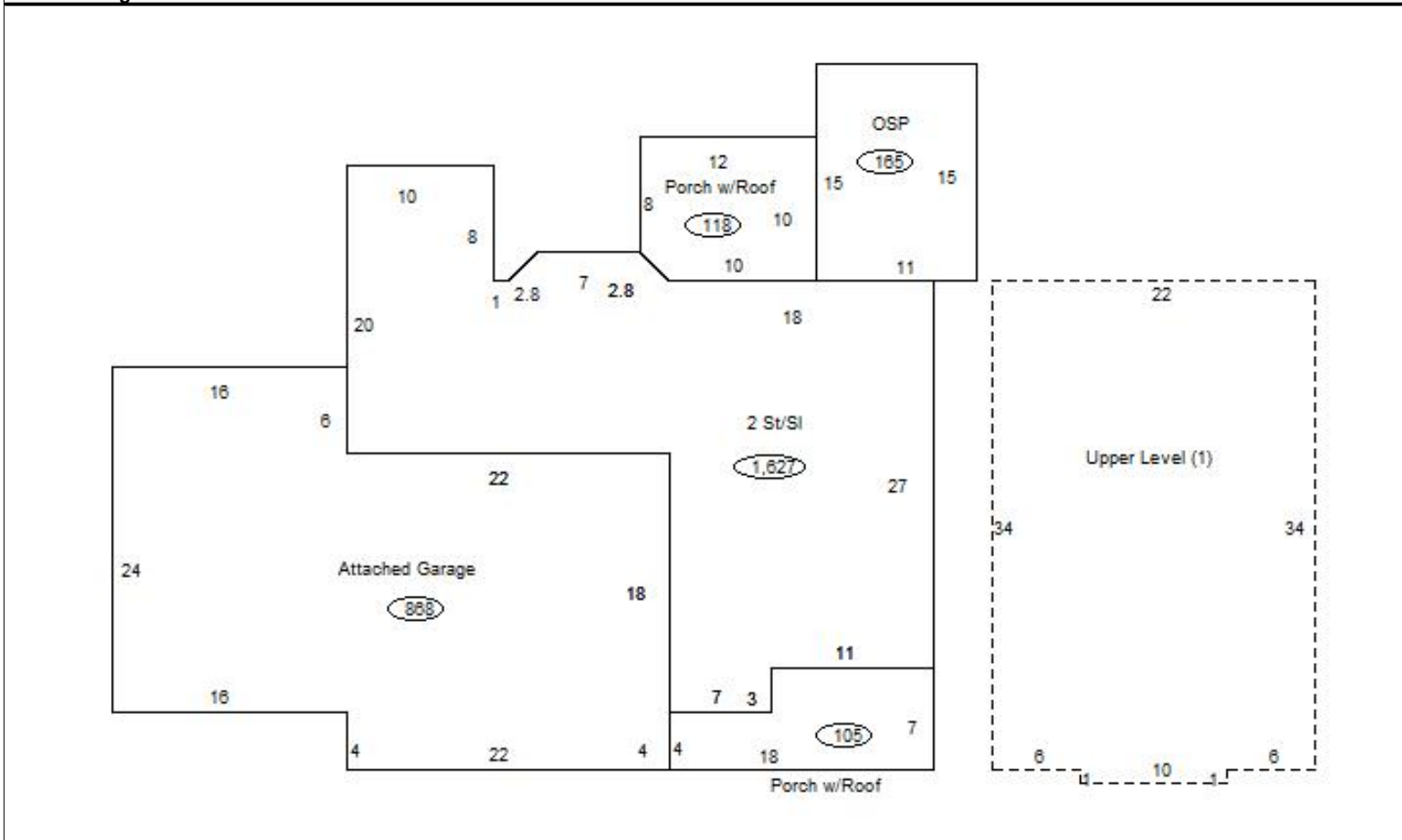
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### Sketch Image

660052090



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	869	1.872	1,627
2	G	1		13	Attached Garage	868	1.000	868
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	118	1.000	118
5	U	^UL		13	Upper Level (1)	758	1.000	758
6	M	PATO		13	Open Slab	165	1.000	165
<b>Total Building Area</b>						<b>869</b>		<b>1,627</b>