



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:55:58
Page 1

Assessment Data					Primary Image														
Account 660058628 Parcel ID 000000-00-0-00644-002-0001 Cadastral ID 10-21-14-00910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 296959 JOSSERAND, JOE 10925 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10925 N 160TH E AVE Subdivision RANCH ACRES ESTATES Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG_004! 8/10/2022</p>														
Legal Description Lat/Long: 36.31307383 -95.79473528																			
LOT 1 BLOCK 2 RANCH ACRES ESTATES					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 colspan="5"> </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	1924/216	FARRAR, DON KEITH &	11/28/2006	118,500	10										
					1226/183	STANG, ED & MICHELLE	04/28/2000	113,500	Yes										
					1071/715	REASONER, STEVE E &	07/22/1997	98,000	Yes										
					996/355	WINELAND, JOHN D & D-JOLENE	07/21/1995	93,000	Yes										
					978/513	A&W LAND DEVELOPMENT INC	01/10/1995	15,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2008		Land Value 84,663	53,360	11%	5,870	Assessed	23,835	2,334.88										
Year Frozen	0		Improvements 168,239	163,314		17,965	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 252,902	216,674		23,835	Total Taxable	22,835	2,237.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660058628	JOSSERAND, JOE			3	243,221	1000	22,141	2,169.00										
2024	2024-660058628	JOSSERAND, JOE			3	423,066	1000	21,465	2,062.00										
2023	2023-660058628	JOSSERAND, JOE			3	199,733	1000	20,812	1,950.00										
2022	2022-660058628	JOSSERAND, JOE			3	198,262	1000	20,177	1,977.00										
2021	2021-660058628	JOSSERAND, JOE			3	186,907	1000	19,560	1,892.00										
2020	2020-660058628	JOSSERAND, JOE			3	184,269	1000	19,270	1,861.00										
2019	2019-660058628	JOSSERAND, JOE			3	179,448	1000	18,739	1,811.00										
2018	2018-660058628	JOSSERAND, JOE			3	184,397	1000	18,547	1,726.00										
2017	2017-660058628	JOSSERAND, JOE			3	183,033	1000	17,978	1,691.00										
2016	2016-660058628	JOSSERAND, JOE			3	178,997	1000	17,425	1,641.00										
2015	2015-660058628	JOSSERAND, JOE			3	176,637	1000	16,889	1,602.00										
2014	2014-660058628	JOSSERAND, JOE			3	178,010	1000	16,367	1,567.00										
2013	2013-660058628	JOSSERAND, JOE			3	169,150	1000	15,862	1,486.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:55:58
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0924	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,586.00 x 1.78 = 84,663	
Factor Value		
Adjustments	1.0000	
Lot Value	84,663	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,847 / 1,847
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,847
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	530 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 27

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG_004! 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	219,935	119.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	256,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.68	Total Misc Impr	+	11,887			
Roofing Adj	+ 4.10	Garage Cost	+	14,368			
Subfloor Adj	+ -1.05	Total RCN	=	236,481			
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	85,133			
Plumbing Adj	+ 7.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	151,348			
Adj Base Cost	= 113.82	Lot Value	+	84,663			
Total Area	x 1,847	Indicated Value	=	236,011			
Adjusted Cost	= 210,226	Value Per SqFt		127.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,348		
Lot Value	84,663		
Indicated Value	236,011	127.78	Per SqFt
Agland Value			
Site Improvements	16,891		
Total Value	252,902	136.93	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	79689	45x5		225	23.48		5,283
PATO	SLAB PORCH - OPEN	79690	12x12		144	10.47		1,508



Rogers

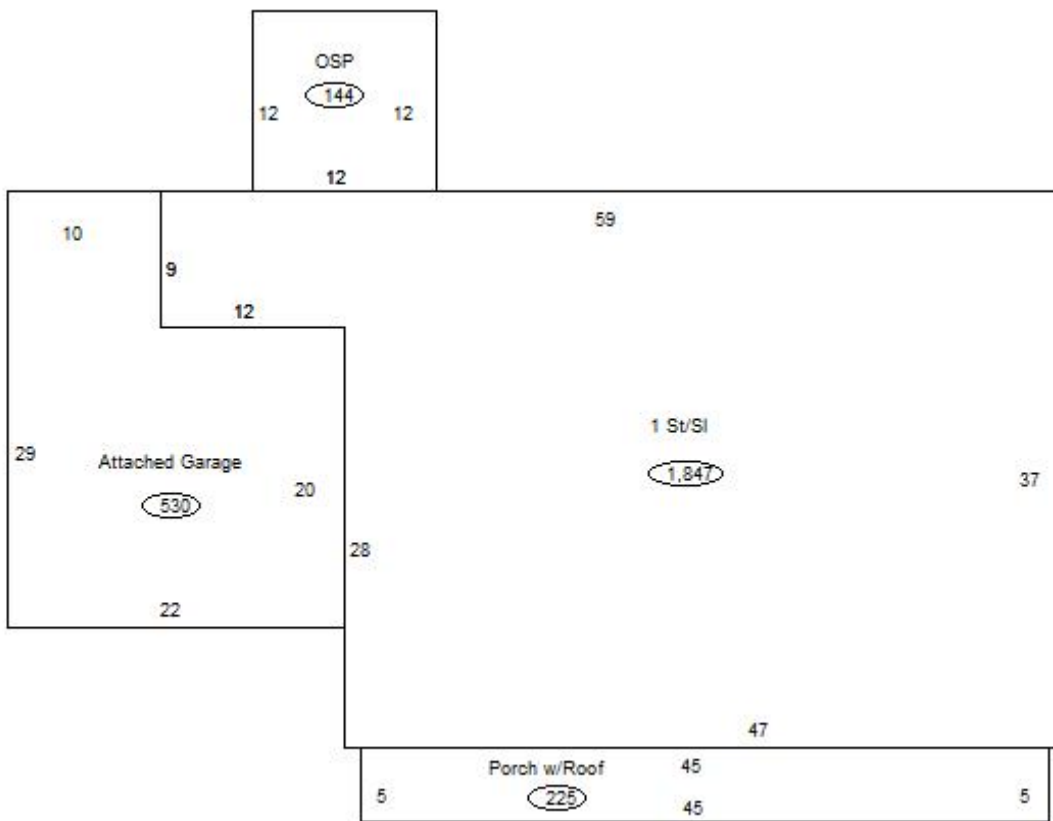
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:55:58
 Page 3

Sketch Image

660058628



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,847	1.000	1,847
2	G	1		13	Attached Garage	530	1.000	530
3	M	PRCH		13	SLBC	225	1.000	225
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,847		1,847



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:55:58
 Page 4

660058628

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 2	Cond 3	Year 2003	Eff Age 17		
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (31.28 x 900)		28,152		28,152	11,261	16,891