



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:12:06  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660058633 <b>Parcel ID</b> 000000-00-0-00644-002-0005 <b>Cadastral ID</b> 10-21-14-00950 <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> 337984 COOK, JUSTIN & LEANNE  10902 N 160 E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10902 N 160TH E AVE <b>Subdivision</b> RANCH ACRES ESTATES <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31149576 -95.79563932 LOT 5 BLOCK 2 RANCH ACRES ESTATES																																																																																																																									
<b>Exemptions</b> <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>No</td> <td>1,000</td> <td></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	No	1,000		H	Homestead	No	1,000		<b>Building Permits</b> <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>R19 000227</td> <td>R20- NEW 30X40 DTCH ACC BLDG</td> <td>06/2019</td> <td>08/2019</td> <td>14,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000227	R20- NEW 30X40 DTCH ACC BLDG	06/2019	08/2019	14,000																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R19 000227	R20- NEW 30X40 DTCH ACC BLDG	06/2019	08/2019	14,000																																																																																																																					
<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>2023</td> <td>Land Value 92,865</td> <td>92,865</td> <td>11%</td> <td>10,215</td> <td>Assessed</td> <td>43,851</td> <td>4,295.64</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 306,987</td> <td>305,784</td> <td></td> <td>33,636</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 399,852</td> <td>398,649</td> <td></td> <td>43,851</td> <td>Total Taxable</td> <td>43,851</td> <td>4,296.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value 92,865	92,865	11%	10,215	Assessed	43,851	4,295.64	Year Frozen	0	Improvements 306,987	305,784		33,636	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 399,852	398,649		43,851	Total Taxable	43,851	4,296.00	<b>Sale History</b> <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>BARTEL, CRAIG L &amp; CHAERA L</td> <td>04/04/2022</td> <td>375,000</td> <td>YES</td> </tr> <tr> <td>2494/731</td> <td>CHEEK, JAMES A &amp;</td> <td>08/18/2015</td> <td>199,000</td> <td>YES</td> </tr> <tr> <td>1729/624</td> <td>GOEHRING, JOHN E &amp; LORI L</td> <td>11/15/2005</td> <td>160,000</td> <td>YES</td> </tr> <tr> <td>1103/872</td> <td>HARRISON, WILLIAM DAVID &amp;</td> <td>03/18/1998</td> <td>125,500</td> <td>No</td> </tr> <tr> <td>4056/602</td> <td>HARSHFIELD, RICHARD E &amp;</td> <td>02/27/1997</td> <td>113,500</td> <td>No</td> </tr> <tr> <td>999/56</td> <td>HOMES BY BETTY</td> <td>08/01/1995</td> <td>106,500</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BARTEL, CRAIG L & CHAERA L	04/04/2022	375,000	YES	2494/731	CHEEK, JAMES A &	08/18/2015	199,000	YES	1729/624	GOEHRING, JOHN E & LORI L	11/15/2005	160,000	YES	1103/872	HARRISON, WILLIAM DAVID &	03/18/1998	125,500	No	4056/602	HARSHFIELD, RICHARD E &	02/27/1997	113,500	No	999/56	HOMES BY BETTY	08/01/1995	106,500	Yes																																
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2023	Land Value 92,865	92,865	11%	10,215	Assessed	43,851	4,295.64																																																																																																																	
Year Frozen	0	Improvements 306,987	305,784		33,636	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 399,852	398,649		43,851	Total Taxable	43,851	4,296.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BARTEL, CRAIG L & CHAERA L	04/04/2022	375,000	YES																																																																																																																					
2494/731	CHEEK, JAMES A &	08/18/2015	199,000	YES																																																																																																																					
1729/624	GOEHRING, JOHN E & LORI L	11/15/2005	160,000	YES																																																																																																																					
1103/872	HARRISON, WILLIAM DAVID &	03/18/1998	125,500	No																																																																																																																					
4056/602	HARSHFIELD, RICHARD E &	02/27/1997	113,500	No																																																																																																																					
999/56	HOMES BY BETTY	08/01/1995	106,500	Yes																																																																																																																					
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660058633</td><td>COOK, JUSTIN &amp; LEANNE</td><td>3</td><td>379,666</td><td>0</td><td>41,764</td><td>4,091.00</td></tr> <tr><td>2024</td><td>2024-660058633</td><td>COOK, JUSTIN &amp; LEANNE</td><td>3</td><td>395,210</td><td>0</td><td>43,312</td><td>4,161.00</td></tr> <tr><td>2023</td><td>2023-660058633</td><td>COOK, JUSTIN &amp; LEANNE</td><td>3</td><td>375,000</td><td>0</td><td>41,250</td><td>3,866.00</td></tr> <tr><td>2022</td><td>2022-660058633</td><td>COOK, JUSTIN &amp; LEANNE</td><td>3</td><td>238,100</td><td>1000</td><td>24,329</td><td>2,384.00</td></tr> <tr><td>2021</td><td>2021-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>223,559</td><td>1000</td><td>23,591</td><td>2,282.00</td></tr> <tr><td>2020</td><td>2020-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>220,461</td><td>1000</td><td>23,086</td><td>2,230.00</td></tr> <tr><td>2019</td><td>2019-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>203,164</td><td>1000</td><td>21,348</td><td>2,064.00</td></tr> <tr><td>2018</td><td>2018-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>207,822</td><td>1000</td><td>21,860</td><td>2,035.00</td></tr> <tr><td>2017</td><td>2017-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>206,340</td><td>1000</td><td>21,697</td><td>2,041.00</td></tr> <tr><td>2016</td><td>2016-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>201,637</td><td>1000</td><td>21,180</td><td>1,994.00</td></tr> <tr><td>2015</td><td>2015-660058633</td><td>BARTEL, CRAIG L &amp; CHAERA L</td><td>3</td><td>186,419</td><td>1000</td><td>18,318</td><td>1,737.00</td></tr> <tr><td>2014</td><td>2014-660058633</td><td>CHEEK, JAMES A &amp;</td><td>3</td><td>188,898</td><td>1000</td><td>17,755</td><td>1,700.00</td></tr> <tr><td>2013</td><td>2013-660058633</td><td>CHEEK, JAMES A &amp;</td><td>3</td><td>178,684</td><td>1000</td><td>17,209</td><td>1,612.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660058633	COOK, JUSTIN & LEANNE	3	379,666	0	41,764	4,091.00	2024	2024-660058633	COOK, JUSTIN & LEANNE	3	395,210	0	43,312	4,161.00	2023	2023-660058633	COOK, JUSTIN & LEANNE	3	375,000	0	41,250	3,866.00	2022	2022-660058633	COOK, JUSTIN & LEANNE	3	238,100	1000	24,329	2,384.00	2021	2021-660058633	BARTEL, CRAIG L & CHAERA L	3	223,559	1000	23,591	2,282.00	2020	2020-660058633	BARTEL, CRAIG L & CHAERA L	3	220,461	1000	23,086	2,230.00	2019	2019-660058633	BARTEL, CRAIG L & CHAERA L	3	203,164	1000	21,348	2,064.00	2018	2018-660058633	BARTEL, CRAIG L & CHAERA L	3	207,822	1000	21,860	2,035.00	2017	2017-660058633	BARTEL, CRAIG L & CHAERA L	3	206,340	1000	21,697	2,041.00	2016	2016-660058633	BARTEL, CRAIG L & CHAERA L	3	201,637	1000	21,180	1,994.00	2015	2015-660058633	BARTEL, CRAIG L & CHAERA L	3	186,419	1000	18,318	1,737.00	2014	2014-660058633	CHEEK, JAMES A &	3	188,898	1000	17,755	1,700.00	2013	2013-660058633	CHEEK, JAMES A &	3	178,684	1000	17,209	1,612.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660058633	COOK, JUSTIN & LEANNE	3	379,666	0	41,764	4,091.00																																																																																																																		
2024	2024-660058633	COOK, JUSTIN & LEANNE	3	395,210	0	43,312	4,161.00																																																																																																																		
2023	2023-660058633	COOK, JUSTIN & LEANNE	3	375,000	0	41,250	3,866.00																																																																																																																		
2022	2022-660058633	COOK, JUSTIN & LEANNE	3	238,100	1000	24,329	2,384.00																																																																																																																		
2021	2021-660058633	BARTEL, CRAIG L & CHAERA L	3	223,559	1000	23,591	2,282.00																																																																																																																		
2020	2020-660058633	BARTEL, CRAIG L & CHAERA L	3	220,461	1000	23,086	2,230.00																																																																																																																		
2019	2019-660058633	BARTEL, CRAIG L & CHAERA L	3	203,164	1000	21,348	2,064.00																																																																																																																		
2018	2018-660058633	BARTEL, CRAIG L & CHAERA L	3	207,822	1000	21,860	2,035.00																																																																																																																		
2017	2017-660058633	BARTEL, CRAIG L & CHAERA L	3	206,340	1000	21,697	2,041.00																																																																																																																		
2016	2016-660058633	BARTEL, CRAIG L & CHAERA L	3	201,637	1000	21,180	1,994.00																																																																																																																		
2015	2015-660058633	BARTEL, CRAIG L & CHAERA L	3	186,419	1000	18,318	1,737.00																																																																																																																		
2014	2014-660058633	CHEEK, JAMES A &	3	188,898	1000	17,755	1,700.00																																																																																																																		
2013	2013-660058633	CHEEK, JAMES A &	3	178,684	1000	17,209	1,612.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:12:06  
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2668 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 55,181.00 x 1.68 = 92,865 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 92,865		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Wood
<b>Base/Total Area</b>	1,140 / 1,780
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,140
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	860 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1995 / 11

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG\_004! 8/10/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	328,712	184.67	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	387,700		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.03	<b>Total Misc Impr</b>	+ 15,111				
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+ 39,061				
<b>Subfloor Adj</b>	+ -3.39	<b>Total RCN</b>	= 299,118				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 11%)</b>	- 32,903				
<b>Plumbing Adj</b>	+ 11.25	<b>Lump Sums</b>	+ 6,003				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 272,218				
<b>Adj Base Cost</b>	= 137.61	<b>Lot Value</b>	+ 92,865				
<b>Total Area</b>	x 1,780	<b>Indicated Value</b>	= 365,083				
<b>Adjusted Cost</b>	= 244,946	<b>Value Per SqFt</b>	205.10				

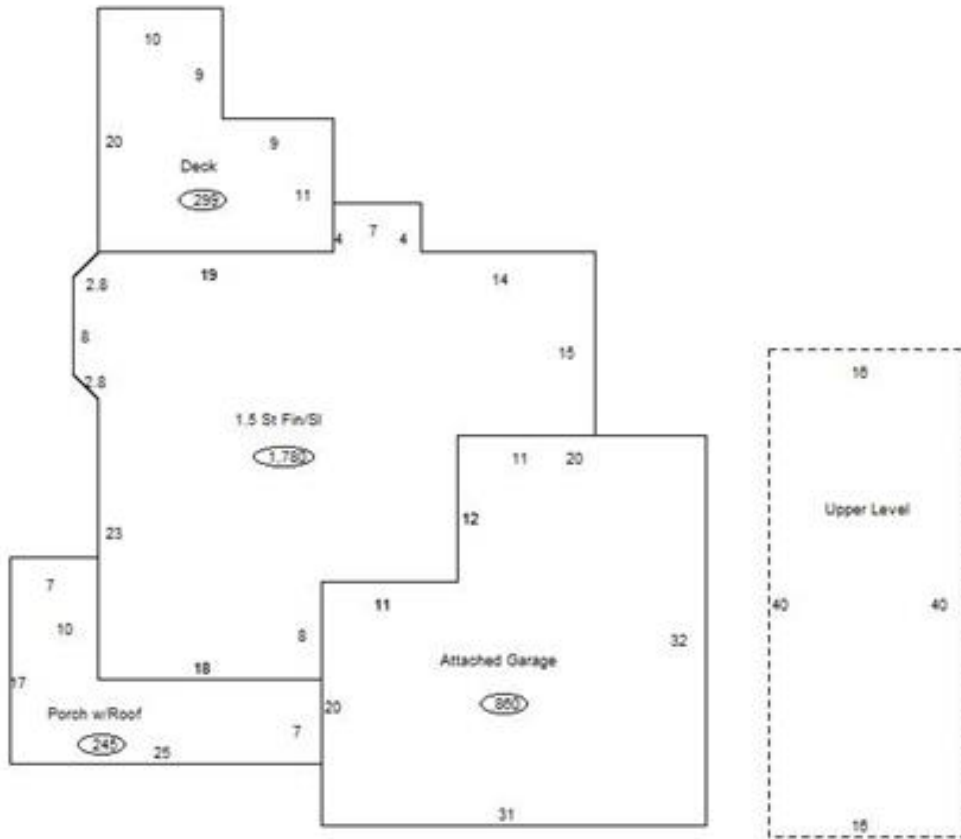
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	272,218		
<b>Lot Value</b>	92,865		
<b>Indicated Value</b>	365,083	205.10	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	34,769		
<b>Total Value</b>	399,852	224.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	79707	245		245	32.11		7,867
WODO	WOOD DECK - OPEN	79708	299		299	21.36	6%	6,003



Sketch Image

660058633



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	1,140	1.561	1,780
2	G	1		13	Attached Garage	860	1.000	860
3	M	PRCH		13	SLBC	245	1.000	245
4	M	WODO		13	WODO	299	1.000	299
5	U	^UL		13	Upper Level	640	1.000	640
<b>Total Building Area</b>						<b>1,140</b>		<b>1,780</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:12:06  
Page 4

660058633

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 2	Cond 3	Year 2019	Eff Age 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (31.84 x 1,200)		38,208	38,208	3,439		34,769