



# 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	660058634													
Parcel ID	000000-00-0-00644-002-0006													
Cadastral ID	10-21-14-00960													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	286220													
TINSLEY, LORI L														
10908 N 160TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	10908 N 160TH E AVE													
Subdivision	RANCH ACRES ESTATES													
Lot/Block	0006 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	10 / 21 / 14 / 5													
Neighborhood	1047 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31201485 -95.79580073														
Building Permits														
LOT 6 BLOCK 2 RANCH ACRES 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					
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	1609/192	SUTTON, LORNA L	07/21/2004	102,500	YES					
					1006/682	R.C. CONSTRUCTION CO INC	10/30/1995	90,000	No					
					993/856	A&W LAND DEVELOPMENT INC	06/28/1995	15,500	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2005	Land Value	80,200	48,189	11%	5,301	Assessed	24,503	2,400.31					
Year Frozen	0	Improvements	186,019	174,560		19,202	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	266,219	222,749		24,503	Total Taxable	23,503	2,302.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660058634	TINSLEY, LORI L			3	253,896	1000	22,788	2,232.00					
2024	2024-660058634	TINSLEY, LORI L			3	426,854	1000	22,095	2,123.00					
2023	2023-660058634	TINSLEY, LORI L			3	214,305	1000	21,424	2,008.00					
2022	2022-660058634	BAUER, LORI L &			3	216,663	1000	20,770	2,035.00					
2021	2021-660058634	BAUER, LORI L &			3	195,591	1000	20,136	1,948.00					
2020	2020-660058634	BAUER, LORI L &			3	192,839	1000	19,521	1,886.00					
2019	2019-660058634	BAUER, LORI L &			3	186,090	1000	18,923	1,829.00					
2018	2018-660058634	BAUER, LORI L &			3	190,989	1000	18,343	1,707.00					
2017	2017-660058634	BAUER, LORI L &			3	189,617	1000	17,780	1,672.00					
2016	2016-660058634	BAUER, LORI L &			3	185,389	1000	17,233	1,622.00					
2015	2015-660058634	BAUER, LORI L &			3	180,442	1000	16,702	1,584.00					
2014	2014-660058634	BAUER, LORI L &			3	181,851	1000	16,186	1,549.00					
2013	2013-660058634	BAUER, LORI L &			3	172,904	1000	15,686	1,469.00					



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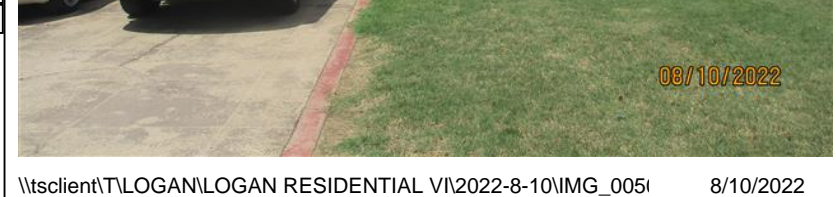
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9976	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	43,454.00 x 1.85 = 80,200	
Factor Value		
Adjustments	1.0000	
Lot Value	80,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,604 / 1,604
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,604
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG\_005I 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	203,052	126.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	250,610 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.58	Total Misc Impr	+	12,753			
Roofing Adj	+ 4.46	Garage Cost	+	12,100			
Subfloor Adj	+ -1.15	Total RCN	=	230,390			
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	-	69,117			
Plumbing Adj	+ 8.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	161,273			
Adj Base Cost	= 128.14	Lot Value	+	80,200			
Total Area	x 1,604	Indicated Value	=	241,473			
Adjusted Cost	= 205,537	Value Per SqFt		150.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,273		
Lot Value	80,200		
Indicated Value	241,473	150.54	Per SqFt
Agland Value			
Site Improvements	24,746		
Total Value	266,219	165.97	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	79712	9x5		45	24.13		1,086
PATO	SLAB PORCH - OPEN	79713	16x10		160	10.33		1,653
PRCH	SLAB PORCH - COVERED	79714	209		209	23.53		4,918



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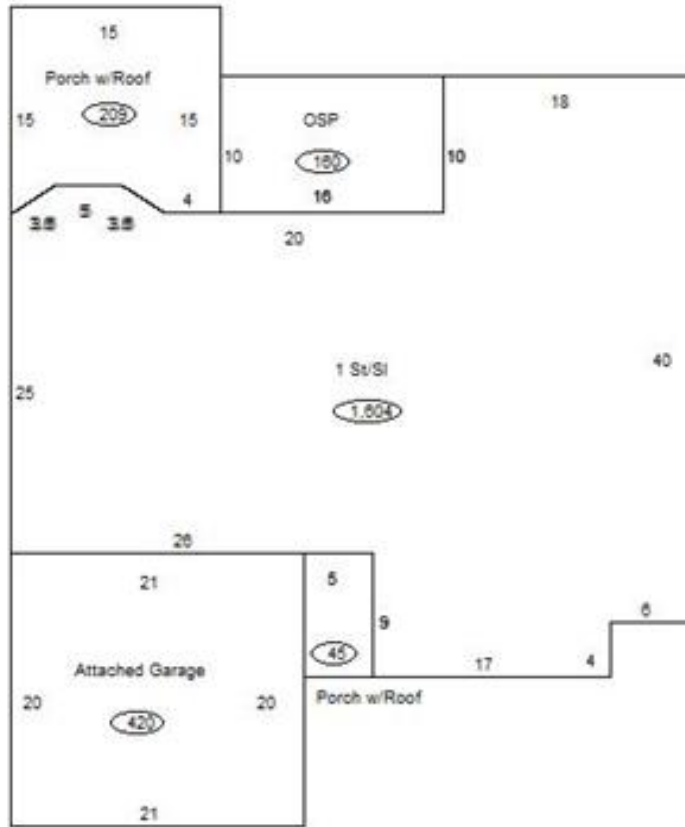
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Sketch Image

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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	1,604	1.000	1,604
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PATO		13	Open Slab	160	1.000	160
5	M	PRCH		13	SLBC	209	1.000	209
<b>Total Building Area</b>						1,604		1,604



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,020
	Qual 2	Cond 3	Year 2010	Eff Age	12	
	<b>Valuation Summary</b> Base Cost (31.18 x 1,020) 31,804		<b>Modifier Total</b>	<b>RCN</b> 31,804	<b>Depr (25% Phys/ % Func)</b> 7,951	<b>RCNLD</b> 23,853
	LT	LEAN-TO	0x0x0			408
	Qual 3	Cond 3	Year 2010	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 408) 1,191		<b>Modifier Total</b>	<b>RCN</b> 1,191	<b>Depr (25% Phys/ % Func)</b> 298	<b>RCNLD</b> 893