



# 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> 660068600 <b>Parcel ID</b> 000000-00-0-00157-003-0001 <b>Cadastral ID</b> 10-21-14-01770 <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> 279193 KOKIS, ARNIS &  SIGITA 15123 E 113TH ST N OWASSO OK 74055-0000																			
<b>Parcel Location</b> <b>Situs</b> 15123 E 113TH ST N <b>Subdivision</b> CHESTNUT FARMS <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1018 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.31745588 -95.80350037					<b>Building Permits</b>														
LOT 1 BLOCK 3 CHESTNUT FARMS					<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															
<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	Yes	1,000	1,000	1365/242	CHESTNUT FARMS LLC	03/22/2002	27,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2003		Land Value 78,702	51,877	11%	5,706	Assessed	30,403	2,978.28										
Year Frozen	0		Improvements 246,569	224,523		24,697	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		<b>Total Value</b> 325,271	276,400		30,403	<b>Total Taxable</b>	29,403	2,880.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660068600	KOKIS, ARNIS &	3	315,350	1000	28,518	2,794.00												
2024	2024-660068600	KOKIS, ARNIS &	3	323,639	1000	27,659	2,657.00												
2023	2023-660068600	KOKIS, ARNIS &	3	273,012	1000	26,824	2,514.00												
2022	2022-660068600	KOKIS, ARNIS &	3	261,157	1000	26,014	2,549.00												
2021	2021-660068600	KOKIS, ARNIS &	3	238,427	1000	25,227	2,440.00												
2020	2020-660068600	KOKIS, ARNIS &	3	236,566	1000	24,548	2,371.00												
2019	2019-660068600	KOKIS, ARNIS &	3	225,490	1000	23,804	2,301.00												
2018	2018-660068600	KOKIS, ARNIS &	3	233,187	1000	24,651	2,295.00												
2017	2017-660068600	KOKIS, ARNIS &	3	230,534	1000	24,359	2,291.00												
2016	2016-660068600	KOKIS, ARNIS &	3	225,743	1000	23,832	2,244.00												
2015	2015-660068600	KOKIS, ARNIS &	3	221,347	1000	23,348	2,214.00												
2014	2014-660068600	KOKIS, ARNIS &	3	224,905	1000	22,800	2,182.00												
2013	2013-660068600	KOKIS, ARNIS &	3	214,345	1000	22,107	2,071.00												




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Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 9600 <b>Non-Ag Acres</b> 1.4399 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 SIZE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 62,724.00 x 1.25 = 78,702 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 78,702		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-11\IMG_001' 7/11/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	1,983 / 1,983
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,983
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	500 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2002 / 18

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>	272,703	137.52	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	45,020		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	100.24	<b>Total Misc Impr</b>	+	9,139	
<b>Roofing Adj</b>	+ 4.71	<b>Garage Cost</b>	+	15,930	
<b>Subfloor Adj</b>	+ -2.20	<b>Total RCN</b>	=	269,394	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 20%)</b>	-	53,879	
<b>Plumbing Adj</b>	+ 7.82	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	215,515	
<b>Adj Base Cost</b>	= 123.21	<b>Lot Value</b>	+	78,702	
<b>Total Area</b>	x 1,983	<b>Indicated Value</b>	=	294,217	
<b>Adjusted Cost</b>	= 244,325	<b>Value Per SqFt</b>		148.37	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	215,515		
<b>Lot Value</b>	78,702		
<b>Indicated Value</b>	294,217	148.37	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	31,054		
<b>Total Value</b>	325,271	164.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	83120	12x7		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	83121	48		48	26.78		1,285





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 3	Cond 3	Year 2006	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,200)		32,688	32,688	1,634		31,054