



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:37:30
 Page 1

Assessment Data					Primary Image														
Account 660074285 Parcel ID 000000-00-0-00550-001-0006 Cadastral ID 31-21-15-02750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347970 LAZZERINI, CRAIG A & JENNIFER D 7185 N 194TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07185 N 194TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS																			
Legal Description Lat/Long: 36.25822633 -95.75678517																			
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										
LOT 6 BLOCK 1 OAKRIDGE AT COOPER RANCH					/	KLINE, SHERRY &	08/25/2025	540,000	YES										
					/	TURNER, JOEL D &	01/11/2021	415,000	YES										
					1645/736	SIMMONS HOMES RESIDENTIAL	12/20/2004	251,000	YES										
					1556/927	KOURTIS PROPERTIES-COOPER-RANCH	01/12/2004	42,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2026	Land Value	143,955	143,955	11%	15,835	Assessed	59,401	6,447.27										
Year Frozen	0	Improvements	396,049	396,049		43,566	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	540,004	540,004		59,401	Total Taxable	59,401	6,447.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660074285	LAZZERINI, CRAIG A &			7	496,451	0	50,329	5,462.00										
2024	2024-660074285	KLINE, SHERRY &			7	514,470	0	47,932	5,289.00										
2023	2023-660074285	KLINE, SHERRY &			7	415,000	0	45,650	4,930.00										
2022	2022-660074285	KLINE, SHERRY &			7	415,000	0	45,650	5,124.00										
2021	2021-660074285	KLINE, SHERRY &			7	338,524	0	37,238	4,134.00										
2020	2020-660074285	TURNER, JOEL D &			7	335,801	0	36,938	4,095.00										
2019	2019-660074285	TURNER, JOEL D &			7	326,583	0	35,924	3,986.00										
2018	2018-660074285	TURNER, JOEL D &			7	336,323	0	36,996	3,972.00										
2017	2017-660074285	TURNER, JOEL D &			7	332,619	0	36,588	3,963.00										
2016	2016-660074285	TURNER, JOEL D &			7	331,865	0	36,505	3,958.00										
2015	2015-660074285	TURNER, JOEL D &			7	322,428	0	35,467	3,869.00										
2014	2014-660074285	TURNER, JOEL D &			7	329,317	0	36,047	3,965.00										
2013	2013-660074285	TURNER, JOEL D &			7	312,093	0	34,330	3,706.00										



Rogers

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Date 04/16/2026
Time 22:37:30
Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6395	
Non-Ag Acres	1.1075	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,244.00 x 2.77 = 133,818	
Factor Value		
Adjustments	1.0758	
Lot Value	143,955	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,293 / 2,818
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,293
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	KITCHEN/BA -
Year/Eff Age	2004 / 12



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	409,765	145.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	487,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.21	Total Misc Impr	+	16,053			
Roofing Adj	+ 4.79	Garage Cost	+	21,416			
Subfloor Adj	+ -3.76	Total RCN	=	402,372			
Heat/Cool Adj	+ 16.31	Depreciation (12%)	-	48,285			
Plumbing Adj	+ 8.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	354,087			
Adj Base Cost	= 129.49	Lot Value	+	143,955			
Total Area	x 2,818	Indicated Value	=	498,042			
Adjusted Cost	= 364,903	Value Per SqFt		176.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	354,087		
Lot Value	143,955		
Indicated Value	498,042	176.74	Per SqFt
Agland Value			
Site Improvements	41,962		
Total Value	540,004	191.63	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	87721	20x8		160	32.50		5,200
PRCH	SLAB PORCH - COVERED	87722	110		110	32.81		3,609



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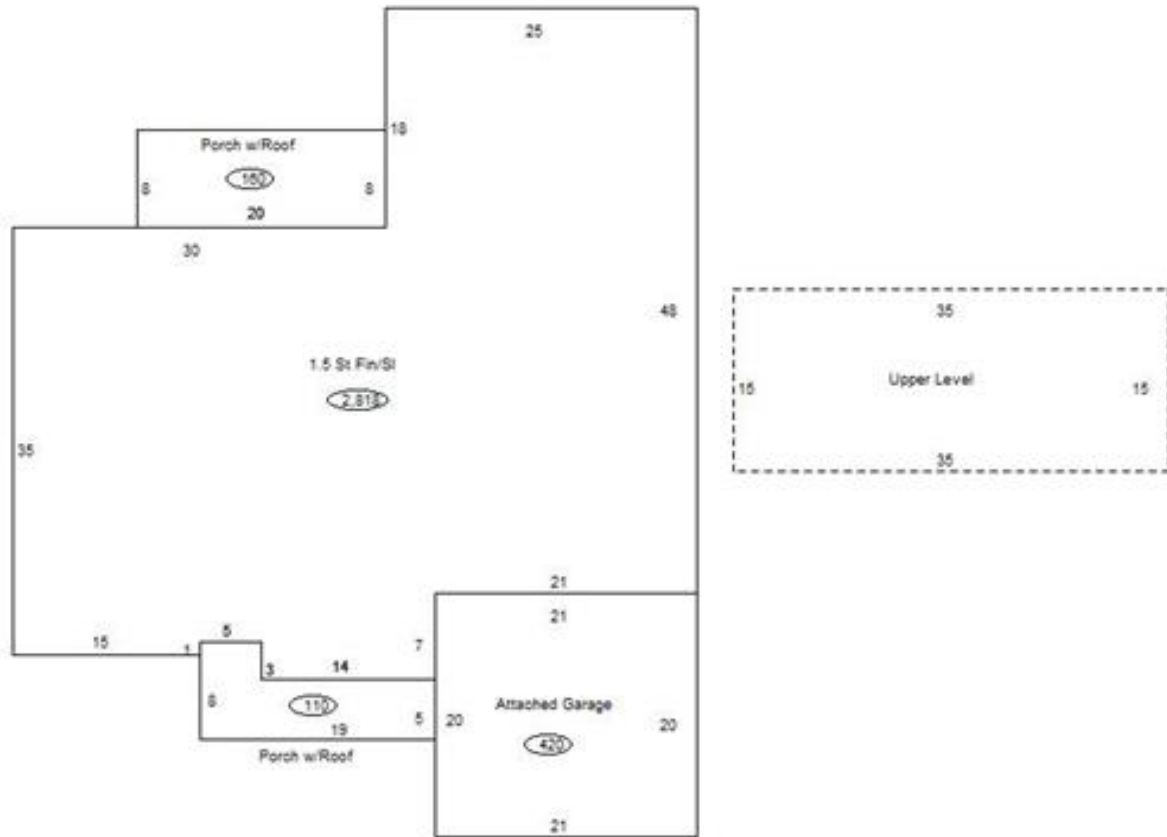
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Date 04/16/2026
 Time 22:37:30
 Page 3

Sketch Image

660074285



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/SI	2,293	1.229	2,818
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	110	1.000	110
5	U	^UL	Overhang	13	Upper Level	525	1.000	525
Total Building Area						2,293		2,818



Rogers

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Date 04/16/2026
 Time 22:37:30
 Page 4

660074285

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			483
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (29.34 x 483)		14,171	Modifier Total	RCN 14,171	Depr (5% Phys/ % Func) 709
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1)		30,000	Modifier Total	RCN 30,000	Depr (5% Phys/ % Func) 1,500