



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:17
Page 1

Assessment Data					Primary Image														
Account 660074336 Parcel ID 000000-00-0-00550-003-0001 Cadastral ID 31-21-15-03260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 317848 O'BRYAN, JEFFREY LEE & SURESHA ROSHANI 19525 E 72ND ST N OWASSO OK 74055-0000 Parcel Location Situs 19525 E 72ND ST N Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0032. 7/1/2022</p>														
Legal Description Lat/Long: 36.25918212 -95.75519049																			
LOT 1 BLOCK 3 OAKRIDGE AT COOPER RANCH					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> </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	2536/933	TURNER, MICHAEL L & JULIE M	03/14/2016	331,000	YES										
H	Homestead	No	1,000		1713/128	CAMPBELL, CHARLES W &-SUSAN J	09/09/2005	293,000	YES										
					1327/940	SIMMONS HOMES INC	10/25/2001	256,000	YES										
					1253/870	KOURTIS PROPERIES-COOPER-RAN	10/27/2000	42,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2017		Land Value	131,412	67,402	11%	7,414	Assessed	42,804	4,645.86									
Year Frozen	0		Improvements	321,728	321,728		35,390	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-98.00									
TIF Project ID	0		Total Value	453,140	389,130		42,804	Total Taxable	41,804	4,548.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660074336	O'BRYAN, JEFFREY LEE &			7	448,779	1000	40,557	4,413.00										
2024	2024-660074336	O'BRYAN, JEFFREY LEE &			7	463,138	1000	39,348	4,356.00										
2023	2023-660074336	O'BRYAN, JEFFREY LEE &			7	356,111	1000	38,172	4,136.00										
2022	2022-660074336	O'BRYAN, JEFFREY LEE &			7	365,864	1000	37,144	4,184.00										
2021	2021-660074336	O'BRYAN, JEFFREY LEE &			7	336,663	1000	36,033	4,015.00										
2020	2020-660074336	O'BRYAN, JEFFREY LEE &			7	331,268	1000	35,439	3,943.00										
2019	2019-660074336	O'BRYAN, JEFFREY LEE &			7	326,462	1000	34,911	3,888.00										
2018	2018-660074336	O'BRYAN, JEFFREY LEE &			7	335,380	1000	35,892	3,868.00										
2017	2017-660074336	O'BRYAN, JEFFREY LEE &			7	332,597	1000	35,585	3,869.00										
2016	2016-660074336	O'BRYAN, JEFFREY LEE &			7	324,217	0	34,840	3,778.00										
2015	2015-660074336	TURNER, MICHAEL L & JULIE M			7	314,652	1000	32,181	3,526.00										
2014	2014-660074336	TURNER, MICHAEL L & JULIE M			7	316,245	1000	31,214	3,448.00										
2013	2013-660074336	TURNER, MICHAEL L &			7	297,891	1000	30,276	3,283.00										



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Date 04/16/2026
 Time 21:44:18
 Page 2

Lot Data		Square-Foot - NBHD 1175 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.073	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	46,740.00 x 2.81 =	131,412
Factor Value		
Adjustments	1.0000	
Lot Value		131,412



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,754 / 2,898
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,754
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	381,052 131.49 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	469,280 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	321,728
Lot Value	131,412
Indicated Value	453,140 156.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	453,140 156.36 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.31	Total Misc Impr	+	15,780
Roofing Adj	+ 3.77	Garage Cost	+	25,226
Subfloor Adj	+ -2.90	Total RCN	=	412,472
Heat/Cool Adj	+ 16.31	Depreciation (22%)	-	90,744
Plumbing Adj	+ 8.69	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	321,728
Adj Base Cost	= 128.18	Lot Value	+	131,412
Total Area	x 2,898	Indicated Value	=	453,140
Adjusted Cost	= 371,466	Value Per SqFt		156.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87984	31x6		186	32.34		6,015
PRCH	SLAB PORCH - COVERED	87985	209		209	32.22		6,734
PATO	SLAB PORCH - OPEN	87986	31x8		248	12.22		3,031



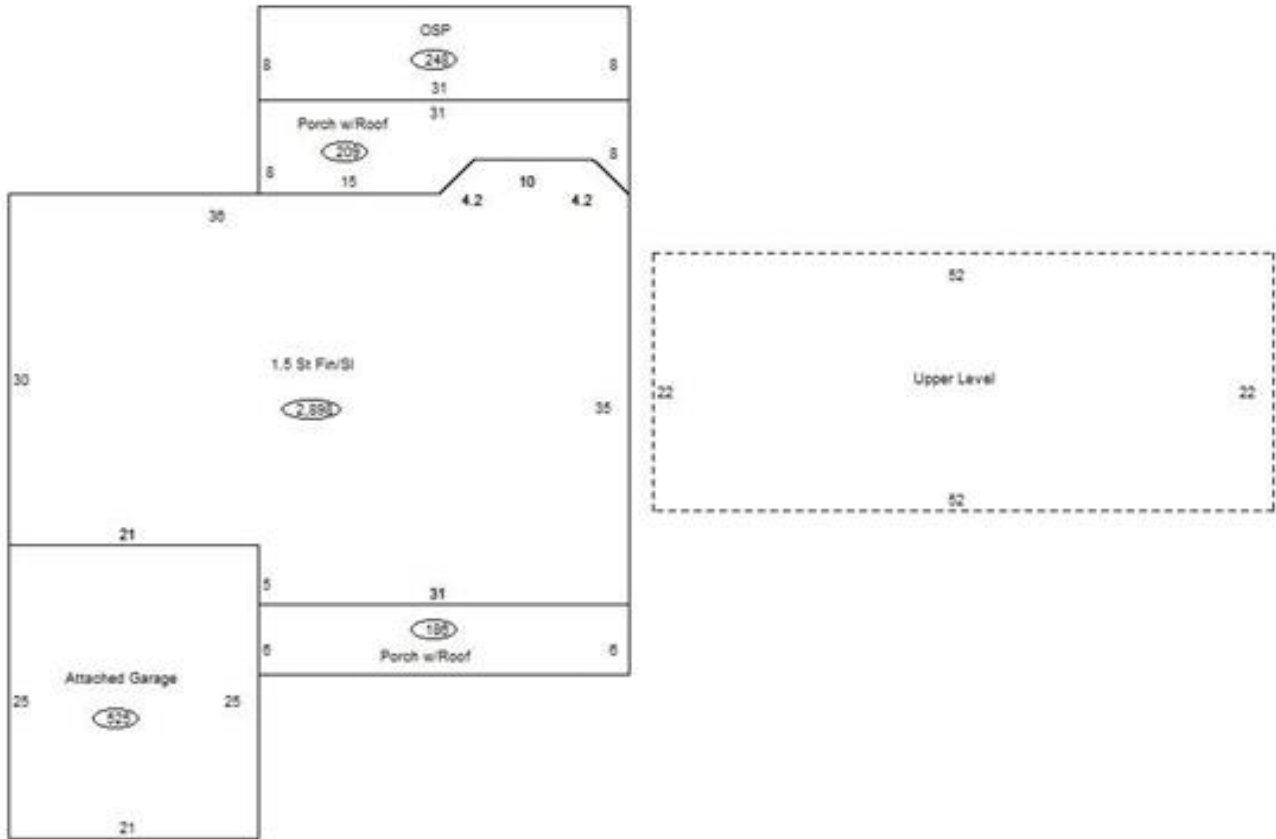
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Date 04/16/2026
 Time 21:44:18
 Page 3

Sketch Image

660074336



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	1,754	1.652	2,898
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	186	1.000	186
4	M	PRCH		13	SLBC	209	1.000	209
5	M	PATO		13	Open Slab	248	1.000	248
6	U	^UL	Overhang	13	Upper Level	1,144	1.000	1,144
Total Building Area						1,754		2,898