



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:14:42
Page 1

Assessment Data					Primary Image																																																	
Account 660075114 Parcel ID 000000-00-0-21628-008-0021 Cadastral ID 22-21-14-05590 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 335085 DECKER, TIMOTHY ALAN & REBEKAH JEAN 15005 E 88TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15005 E 88TH ST N Subdivision PRESTON LAKES Lot/Block 0021 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.28060284 -95.80459589																																																						
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																																													
H	Homestead	No	1,000		/	COOK, JONATHAN &	06/30/2021	310,000	YES																																													
					2707/324	BLAKSLEY, GERRY A & SADIA M	04/22/2018	210,000	YES																																													
					2351/823	TURNKEY HOMES LLC	08/21/2013	211,000	YES																																													
					2331/632	HUGHES, GREGORY	06/03/2013	161,500	YES																																													
					1248/728	MEADOW HOMES OF TULSA INC	09/18/2000	145,000	YES																																													
					1226/590	PRESTON LAKES, LLC	04/27/2000	124,000	No																																													
Parcel Valuation					<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>2022</td> <td>Land Value</td> <td>42,151</td> <td>42,151</td> <td>11%</td> <td>4,637</td> <td>Assessed</td> <td>31,771 3,112.29</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>246,672</td> <td>246,672</td> <td></td> <td>27,134</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>288,823</td> <td>288,823</td> <td></td> <td>31,771</td> <td>Total Taxable</td> <td>31,771 3,112.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2022	Land Value	42,151	42,151	11%	4,637	Assessed	31,771 3,112.29	Year Frozen	0	Improvements	246,672	246,672		27,134	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	288,823	288,823		31,771	Total Taxable	31,771 3,112.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660075114	DECKER, TIMOTHY ALAN &	40	285,879	0	31,447	3,081.00																																															
2024	2024-660075114	DECKER, TIMOTHY ALAN &	40	305,040	0	33,555	3,224.00																																															
2023	2023-660075114	DECKER, TIMOTHY ALAN &	40	310,000	0	34,100	3,196.00																																															
2022	2022-660075114	DECKER, TIMOTHY ALAN &	40	310,000	0	34,100	3,341.00																																															
2021	2021-660075114	DECKER, TIMOTHY ALAN &	40	231,362	0	25,450	2,462.00																																															
2020	2020-660075114	COOK, JONATHAN &	40	225,075	0	24,699	2,389.00																																															
2019	2019-660075114	COOK, JONATHAN &	40	213,843	0	23,523	2,278.00																																															
2018	2018-660075114	COOK, JONATHAN &	40	227,059	0	24,976	2,329.00																																															
2017	2017-660075114	BLAKSLEY, GERRY A & SADIA M	40	225,131	0	24,764	2,330.00																																															
2016	2016-660075114	BLAKSLEY, GERRY A & SADIA M	40	219,131	0	24,104	2,278.00																																															
2015	2015-660075114	BLAKSLEY, GERRY A & SADIA M	40	211,961	0	23,316	2,223.00																																															
2014	2014-660075114	BLAKSLEY, GERRY A & SADIA M	40	215,708	0	23,728	2,286.00																																															
2013	2013-660075114	BLAKSLEY, GERRY A & SADIA M	40	217,935	1000	21,078	1,986.00																																															



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Time 22:14:43
Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1826	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,953.00 x 5.30 = 42,151	
Factor Value		
Adjustments	1.0000	
Lot Value	42,151	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,548 / 2,586
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-24\ 8/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	278,190	107.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	309,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.68	Total Misc Impr	+	7,277			
Roofing Adj	+ 2.96	Garage Cost	+	14,522			
Subfloor Adj	+ -1.38	Total RCN	=	320,353			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	73,681			
Plumbing Adj	+ 7.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	246,672			
Adj Base Cost	= 115.45	Lot Value	+	42,151			
Total Area	x 2,586	Indicated Value	=	288,823			
Adjusted Cost	= 298,554	Value Per SqFt		111.69			

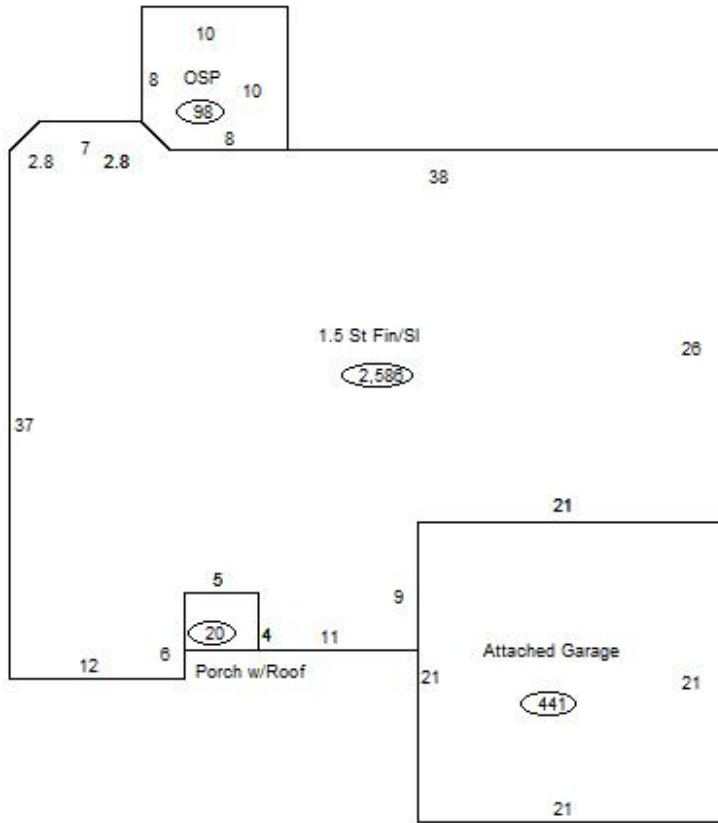
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,672		
Lot Value	42,151		
Indicated Value	288,823	111.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	288,823	111.69	Total Value Per SqFt

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	90376	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	90377	98		98	11.48		1,125



Sketch Image

660075114



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	1,548	1.671	2,586
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	98	1.000	98
5	U	^UL	Overhang	13	Upper Level	1,038	1.000	1,038
Total Building Area						1,548		2,586