



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 660075129 Parcel ID 000000-00-0-21628-008-0036 Cadastral ID 22-21-14-05740 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 330919 HOFFMAN, TYLER & CHARLOTTE 15200 E 89TH CT N OWASSO OK 74055-0000 Parcel Location Situs 15200 E 89TH CT N Subdivision PRESTON LAKES Lot/Block 0036 / 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: 36.28185318 -95.80473156																																																										
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																																												
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Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	No	1,000		/	BROWN, JON BRADLEY	05/28/2020	150,000	17																																																	
					1787/20	HACKLER, CHRISTOPHER T	06/26/2006	141,500	YES																																																	
					1580/713	ROPP, GANNON C & TRACEY D	09/29/2003	129,000	YES																																																	
					1292/78	SIMMONS HOMES RESIDENTIAL	05/16/2001	130,000	Yes																																																	
					1277/259	PRESTON LAKES, LLC	03/05/2001	41,000	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>2021</td> <td>Land Value</td> <td>55,883</td> <td>51,992</td> <td>11%</td> <td>5,719</td> <td>Assessed</td> <td>27,412</td> <td>2,685.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>201,461</td> <td>197,209</td> <td></td> <td>21,693</td> <td>Penalty</td> <td>0</td> <td></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</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>257,344</td> <td>249,201</td> <td></td> <td>27,412</td> <td>Total Taxable</td> <td>27,412</td> <td>2,685.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value	55,883	51,992	11%	5,719	Assessed	27,412	2,685.28	Year Frozen	0	Improvements	201,461	197,209		21,693	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	257,344	249,201		27,412	Total Taxable	27,412	2,685.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660075129	HOFFMAN, TYLER & CHARLOTTE	40	254,659	0	26,107	2,557.00																																																			
2024	2024-660075129	HOFFMAN, TYLER & CHARLOTTE	40	270,671	0	24,863	2,389.00																																																			
2023	2023-660075129	HOFFMAN, TYLER & CHARLOTTE	40	236,266	0	23,680	2,219.00																																																			
2022	2022-660075129	HOFFMAN, TYLER & CHARLOTTE	40	217,679	0	22,552	2,209.00																																																			
2021	2021-660075129	HOFFMAN, TYLER & CHARLOTTE	40	195,258	0	21,478	2,078.00																																																			
2020	2020-660075129	HOFFMAN, TYLER & CHARLOTTE	40	184,089	1000	19,046	1,842.00																																																			
2019	2019-660075129	BROWN, JON BRADLEY	40	176,933	1000	18,463	1,788.00																																																			
2018	2018-660075129	BROWN, JON BRADLEY	40	174,736	1000	18,221	1,699.00																																																			
2017	2017-660075129	BROWN, JON BRADLEY	40	173,292	1000	18,062	1,700.00																																																			
2016	2016-660075129	BROWN, JON BRADLEY	40	168,857	1000	17,534	1,657.00																																																			
2015	2015-660075129	BROWN, JON BRADLEY	40	163,581	1000	16,994	1,620.00																																																			
2014	2014-660075129	BROWN, JON BRADLEY	40	164,902	1000	17,139	1,651.00																																																			
2013	2013-660075129	BROWN, JON BRADLEY	40	160,110	1000	16,612	1,565.00																																																			



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2421	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	10,544.00 x 5.30 = 55,883	
Factor Value		
Adjustments	1.0000	
Lot Value	55,883	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,739 / 1,739
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,739
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19



\\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	
Adusted R	0.8445		
Indicated Value	215,236	123.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	235,830		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,461		
Lot Value	55,883		
Indicated Value	257,344	147.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	257,344	147.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.71	Total Misc Impr	+	9,817			
Roofing Adj	+ 4.84	Garage Cost	+	14,049			
Subfloor Adj	+ -2.31	Total RCN	=	258,283			
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	56,822			
Plumbing Adj	+ 8.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	201,461			
Adj Base Cost	= 134.80	Lot Value	+	55,883			
Total Area	x 1,739	Indicated Value	=	257,344			
Adjusted Cost	= 234,417	Value Per SqFt		147.98			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	90439	16x8		128	11.22		1,436
PRCH	SLAB PORCH - COVERED	90440	104		104	26.60		2,766
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



Rogers

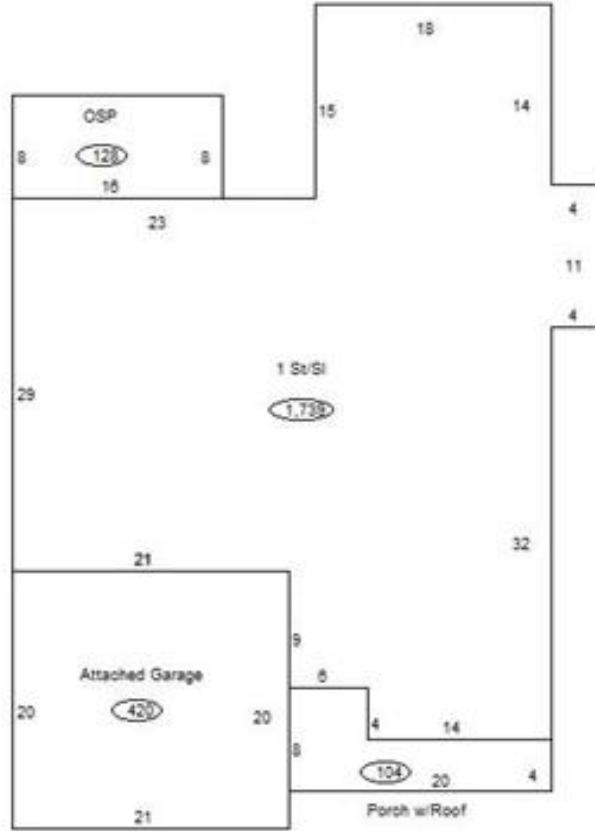
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Sketch Image

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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/SI	1,739	1.000	1,739
2	G	1		13	Attached Garage	420	1.000	420
3	M	PATO		13	Open Slab	128	1.000	128
4	M	PRCH		13	SLBC	104	1.000	104
Total Building Area						1,739		1,739