



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:16:19
 Page 1

Assessment Data					Primary Image																																																					
Account 660076877 Parcel ID 000000-00-0-00551-006-0010 Cadastral ID 31-21-15-03860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 280210 RATHBUN, BARBARA J TRUSTEE 7393 N 199TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07393 N 199TH E AVE Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0010 / 0006 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_0092. 7/5/2022</p>																																																					
Legal Description Lat/Long: 36.26074769 -95.74937412																																																										
LOT 10 BLOCK 6 OAKRIDGE II 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	1389/821	SIMMONS HOMES RESIDENTIAL	06/28/2002	292,500	YES																																																	
					1364/128	KOURTIS PROPERIES-COOPER-RAN	03/04/2002	55,000	YES																																																	
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value</td> <td>142,556</td> <td>100,695</td> <td>11%</td> <td>11,076</td> <td>Assessed</td> <td>40,732</td> <td>4,420.97</td> </tr> <tr> <td>Year Frozen</td> <td>2015</td> <td>Improvements</td> <td>381,677</td> <td>269,598</td> <td> </td> <td>29,656</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>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>524,233</td> <td>370,293</td> <td> </td> <td>40,732</td> <td>Total Taxable</td> <td>39,732</td> <td>4,323.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2003	Land Value	142,556	100,695	11%	11,076	Assessed	40,732	4,420.97	Year Frozen	2015	Improvements	381,677	269,598		29,656	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	524,233	370,293		40,732	Total Taxable	39,732	4,323.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																		
Remove Cap	2003	Land Value	142,556	100,695	11%	11,076	Assessed	40,732	4,420.97																																																	
Year Frozen	2015	Improvements	381,677	269,598		29,656	Penalty	0																																																		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																																	
TIF Project ID	0	Total Value	524,233	370,293		40,732	Total Taxable	39,732	4,323.00																																																	
Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660076877	RATHBUN, BARBARA J	7	510,291	1000	39,732	4,323.00																																																			
2024	2024-660076877	RATHBUN, BARBARA J	7	529,244	1000	39,732	4,399.00																																																			
2023	2023-660076877	RATHBUN, BARBARA J	7	443,433	1000	39,732	4,305.00																																																			
2022	2022-660076877	RATHBUN, BARBARA J	7	432,861	1000	39,732	4,475.00																																																			
2021	2021-660076877	RATHBUN, BARBARA J	7	401,538	1000	39,732	4,426.00																																																			
2020	2020-660076877	RATHBUN, BARBARA J	7	398,279	1000	39,732	4,420.00																																																			
2019	2019-660076877	RATHBUN, BARBARA J	7	377,930	1000	39,732	4,423.00																																																			
2018	2018-660076877	RATHBUN, BARBARA J	7	389,116	1000	39,733	4,280.00																																																			
2017	2017-660076877	RATHBUN, BARBARA J	7	384,918	1000	39,732	4,319.00																																																			
2016	2016-660076877	RATHBUN, BARBARA J	7	383,702	1000	39,732	4,323.00																																																			
2015	2015-660076877	RATHBUN, BARBARA J	7	372,329	1000	39,732	4,350.00																																																			
2014	2014-660076877	RATHBUN, BARBARA J	7	381,565	1000	38,546	4,255.00																																																			
2013	2013-660076877	RATHBUN, BARBARA J	7	360,747	1000	37,394	4,051.00																																																			




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:16:20
 Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2329	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,705.00 x 2.65 = 142,556	
Factor Value		
Adjustments	1.0000	
Lot Value	142,556	

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	2,508 / 2,976
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

Cost Approach		Manual : 01/2025	
Base Cost	102.39	Total Misc Impr	+ 9,418
Roofing Adj	+ 4.90	Garage Cost	+ 32,702
Subfloor Adj	+ -3.87	Total RCN	= 423,613
Heat/Cool Adj	+ 16.31	Depreciation (20%)	- 84,723
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 338,890
Adj Base Cost	= 128.19	Lot Value	+ 142,556
Total Area	x 2,976	Indicated Value	= 481,446
Adjusted Cost	= 381,493	Value Per SqFt	161.78

\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0092. 7/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	450,223	151.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	563,320 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	338,890		
Lot Value	142,556		
Indicated Value	481,446	161.78	Per SqFt
Agland Value			
Site Improvements	42,787		
Total Value	524,233	176.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	91762	129		129	32.70		4,218
PRCH	SLAB PORCH - COVERED	91763	20x8		160	32.50		5,200



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

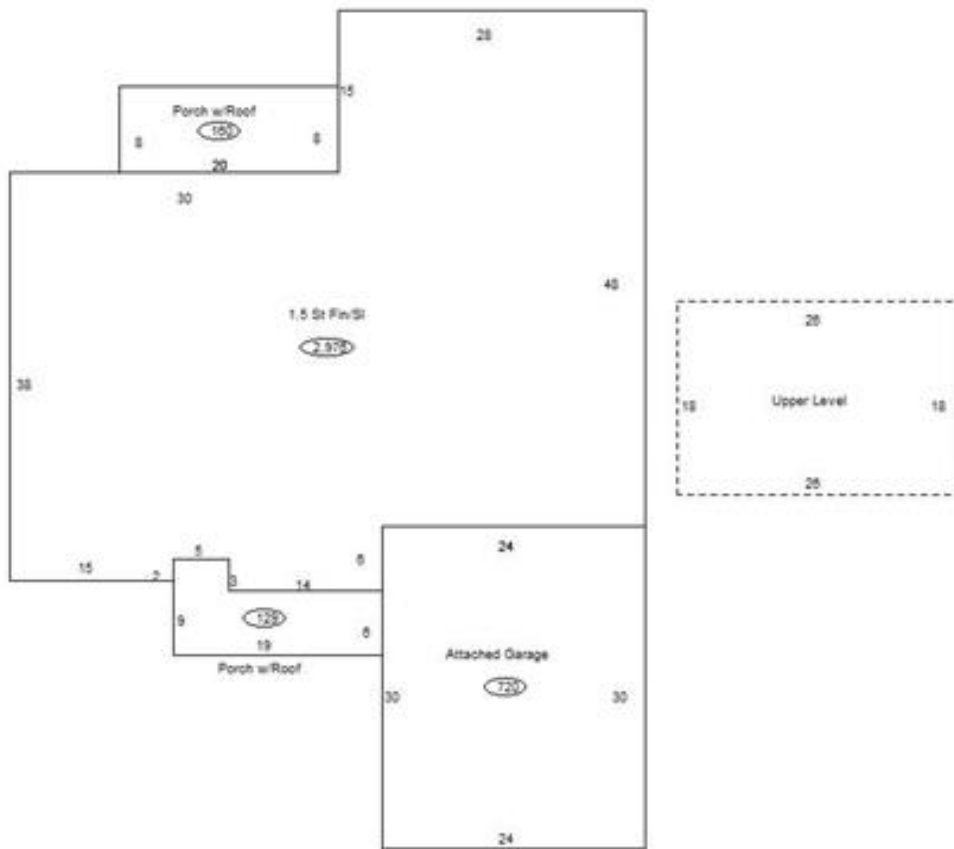
Date 04/17/2026

Time 01:16:20

Page 3

Sketch Image

660076877



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	2,508	1.187	2,976
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	129	1.000	129
4	M	PRCH		13	SLBC	160	1.000	160
5	U	^UL	Overhang	13	Upper Level	468	1.000	468
Total Building Area						2,508		2,976



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:16:20
 Page 4

660076877

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			484
	Qual	4	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (40.86 x 484)		19,776	Modifier Total		RCN 19,776 Depr (5% Phys/ % Func) 989
	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 (20% Phys/ % Func) 6,000