



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:41
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660078943 Parcel ID 000000-00-0-00811-001-0004 Cadastral ID 02-21-14-00714 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 345371 CARLSTROM FAMILY LIVING TRUST 16261 E 123RD ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 16261 E 123RD ST N Subdivision TALLGRASS TRAILS Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33254422 -95.79209239 LOT 4 BLOCK 1 TALLGRASS TRAILS																																																																																																																									
					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>7501</td> <td>NEW HOME</td> <td>07/2002</td> <td>12/2002</td> <td>145,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7501	NEW HOME	07/2002	12/2002	145,000																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
7501	NEW HOME	07/2002	12/2002	145,000																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>CARLSTROM, LORENE D &</td> <td>09/25/2024</td> <td></td> <td>4</td> </tr> <tr> <td>2238/879</td> <td>RAYON, SCOTT A &</td> <td>04/11/2012</td> <td>295,500</td> <td>YES</td> </tr> <tr> <td>1913/480</td> <td>PATTERSON, BRIAN M &</td> <td>10/31/2007</td> <td>270,000</td> <td>YES</td> </tr> <tr> <td>1431/191</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>12/03/2002</td> <td>201,000</td> <td>YES</td> </tr> <tr> <td>1401/353</td> <td>O L T DEVELOPMENT LLC</td> <td>08/07/2002</td> <td>29,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CARLSTROM, LORENE D &	09/25/2024		4	2238/879	RAYON, SCOTT A &	04/11/2012	295,500	YES	1913/480	PATTERSON, BRIAN M &	10/31/2007	270,000	YES	1431/191	SIMMONS HOMES RESIDENTIAL	12/03/2002	201,000	YES	1401/353	O L T DEVELOPMENT LLC	08/07/2002	29,000	YES																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	CARLSTROM, LORENE D &	09/25/2024		4																																																																																																																					
2238/879	RAYON, SCOTT A &	04/11/2012	295,500	YES																																																																																																																					
1913/480	PATTERSON, BRIAN M &	10/31/2007	270,000	YES																																																																																																																					
1431/191	SIMMONS HOMES RESIDENTIAL	12/03/2002	201,000	YES																																																																																																																					
1401/353	O L T DEVELOPMENT LLC	08/07/2002	29,000	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>2013</td> <td>Land Value 87,441</td> <td>59,239</td> <td>11%</td> <td>6,516</td> <td>Assessed</td> <td>31,498</td> <td>3,418.73</td> </tr> <tr> <td>Year Frozen</td> <td>2015</td> <td>Improvements 335,243</td> <td>227,117</td> <td></td> <td>24,982</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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 422,684</td> <td>286,356</td> <td></td> <td>31,498</td> <td>Total Taxable</td> <td>30,498</td> <td>3,321.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2013	Land Value 87,441	59,239	11%	6,516	Assessed	31,498	3,418.73	Year Frozen	2015	Improvements 335,243	227,117		24,982	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 422,684	286,356		31,498	Total Taxable	30,498	3,321.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																																	
Remove Cap	2013	Land Value 87,441	59,239	11%	6,516	Assessed	31,498	3,418.73																																																																																																																	
Year Frozen	2015	Improvements 335,243	227,117		24,982	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 422,684	286,356		31,498	Total Taxable	30,498	3,321.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660078943</td><td>CARLSTROM FAMILY LIVING TRUST</td><td>7</td><td>409,960</td><td>1000</td><td>30,498</td><td>3,321.00</td></tr> <tr><td>2024</td><td>2024-660078943</td><td>CARLSTROM FAMILY LIVING TRUST</td><td>7</td><td>423,336</td><td>1000</td><td>30,499</td><td>3,380.00</td></tr> <tr><td>2023</td><td>2023-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>382,888</td><td>1000</td><td>30,499</td><td>3,308.00</td></tr> <tr><td>2022</td><td>2022-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>352,145</td><td>1000</td><td>30,499</td><td>3,438.00</td></tr> <tr><td>2021</td><td>2021-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>303,905</td><td>1000</td><td>30,499</td><td>3,400.00</td></tr> <tr><td>2020</td><td>2020-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>301,972</td><td>1000</td><td>30,499</td><td>3,396.00</td></tr> <tr><td>2019</td><td>2019-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>286,617</td><td>1000</td><td>30,499</td><td>3,398.00</td></tr> <tr><td>2018</td><td>2018-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>290,530</td><td>1000</td><td>30,500</td><td>3,289.00</td></tr> <tr><td>2017</td><td>2017-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>287,862</td><td>1000</td><td>30,499</td><td>3,319.00</td></tr> <tr><td>2016</td><td>2016-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>290,373</td><td>1000</td><td>30,499</td><td>3,321.00</td></tr> <tr><td>2015</td><td>2015-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>286,356</td><td>1000</td><td>30,499</td><td>3,342.00</td></tr> <tr><td>2014</td><td>2014-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>289,232</td><td>1000</td><td>30,816</td><td>3,404.00</td></tr> <tr><td>2013</td><td>2013-660078943</td><td>CARLSTROM, LORENE D &</td><td>7</td><td>302,684</td><td>1000</td><td>32,295</td><td>3,500.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660078943	CARLSTROM FAMILY LIVING TRUST	7	409,960	1000	30,498	3,321.00	2024	2024-660078943	CARLSTROM FAMILY LIVING TRUST	7	423,336	1000	30,499	3,380.00	2023	2023-660078943	CARLSTROM, LORENE D &	7	382,888	1000	30,499	3,308.00	2022	2022-660078943	CARLSTROM, LORENE D &	7	352,145	1000	30,499	3,438.00	2021	2021-660078943	CARLSTROM, LORENE D &	7	303,905	1000	30,499	3,400.00	2020	2020-660078943	CARLSTROM, LORENE D &	7	301,972	1000	30,499	3,396.00	2019	2019-660078943	CARLSTROM, LORENE D &	7	286,617	1000	30,499	3,398.00	2018	2018-660078943	CARLSTROM, LORENE D &	7	290,530	1000	30,500	3,289.00	2017	2017-660078943	CARLSTROM, LORENE D &	7	287,862	1000	30,499	3,319.00	2016	2016-660078943	CARLSTROM, LORENE D &	7	290,373	1000	30,499	3,321.00	2015	2015-660078943	CARLSTROM, LORENE D &	7	286,356	1000	30,499	3,342.00	2014	2014-660078943	CARLSTROM, LORENE D &	7	289,232	1000	30,816	3,404.00	2013	2013-660078943	CARLSTROM, LORENE D &	7	302,684	1000	32,295	3,500.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660078943	CARLSTROM FAMILY LIVING TRUST	7	409,960	1000	30,498	3,321.00																																																																																																																		
2024	2024-660078943	CARLSTROM FAMILY LIVING TRUST	7	423,336	1000	30,499	3,380.00																																																																																																																		
2023	2023-660078943	CARLSTROM, LORENE D &	7	382,888	1000	30,499	3,308.00																																																																																																																		
2022	2022-660078943	CARLSTROM, LORENE D &	7	352,145	1000	30,499	3,438.00																																																																																																																		
2021	2021-660078943	CARLSTROM, LORENE D &	7	303,905	1000	30,499	3,400.00																																																																																																																		
2020	2020-660078943	CARLSTROM, LORENE D &	7	301,972	1000	30,499	3,396.00																																																																																																																		
2019	2019-660078943	CARLSTROM, LORENE D &	7	286,617	1000	30,499	3,398.00																																																																																																																		
2018	2018-660078943	CARLSTROM, LORENE D &	7	290,530	1000	30,500	3,289.00																																																																																																																		
2017	2017-660078943	CARLSTROM, LORENE D &	7	287,862	1000	30,499	3,319.00																																																																																																																		
2016	2016-660078943	CARLSTROM, LORENE D &	7	290,373	1000	30,499	3,321.00																																																																																																																		
2015	2015-660078943	CARLSTROM, LORENE D &	7	286,356	1000	30,499	3,342.00																																																																																																																		
2014	2014-660078943	CARLSTROM, LORENE D &	7	289,232	1000	30,816	3,404.00																																																																																																																		
2013	2013-660078943	CARLSTROM, LORENE D &	7	302,684	1000	32,295	3,500.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:41
 Page 2

Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9336	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,670.00 x 2.15 = 87,441	
Factor Value		
Adjustments	1.0000	
Lot Value	87,441	

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	2,679 / 3,271
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,679
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	724 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2002 / 18



\\tsclient\C\TOMS PC PICS\2018-02-13 02-13-2018\02-13-2018 01 2/13/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	367,734	112.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	459,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.02	Total Misc Impr	+	19,295			
Roofing Adj	+ 3.65	Garage Cost	+	21,568			
Subfloor Adj	+ -1.73	Total RCN	=	404,991			
Heat/Cool Adj	+ 12.64	Depreciation (20%)	-	80,998			
Plumbing Adj	+ 4.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	323,993			
Adj Base Cost	= 111.32	Lot Value	+	87,441			
Total Area	x 3,271	Indicated Value	=	411,434			
Adjusted Cost	= 364,128	Value Per SqFt		125.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	323,993		
Lot Value	87,441		
Indicated Value	411,434	125.78	Per SqFt
Agland Value			
Site Improvements	11,250		
Total Value	422,684	129.22	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	94009	313		313	25.95		8,122
PATO	SLAB PORCH - OPEN	94010	10x10		100	11.48		1,148
PRCH	SLAB PORCH - COVERED	94011	167		167	26.41		4,410



Rogers

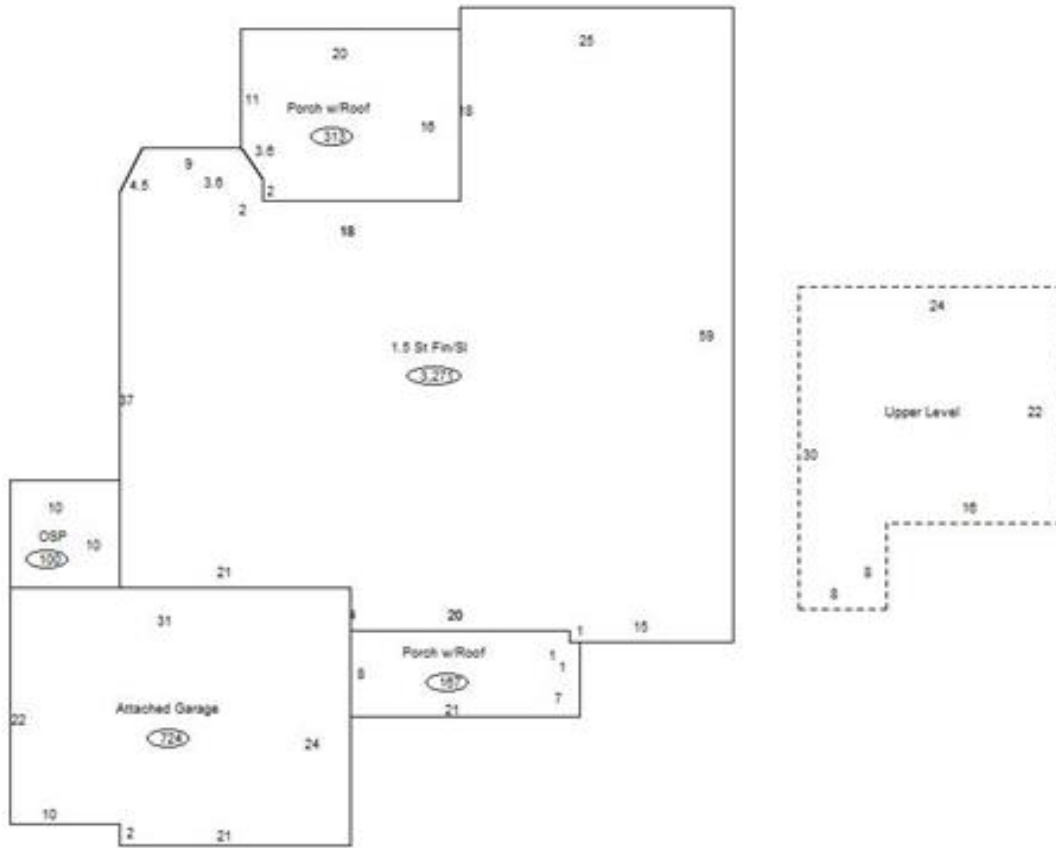
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:42
 Page 3

Sketch Image

660078943



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	2,679	1.221	3,271
2	U	^UL	Overhang	13	Upper Level	592	1.000	592
3	G	1	Slab	13	Attached Garage	724	1.000	724
4	M	PRCH		13	SLBC	313	1.000	313
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PRCH		13	SLBC	167	1.000	167
Total Building Area						2,679		3,271



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:42
 Page 4

660078943

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (55% Phys/ % Func) 13,750	RCNLD 11,250
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD