



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:28:01  
 Page 1

Assessment Data				Primary Image															
Account 660081540 Parcel ID 000000-00-0-00826-001-0046 Cadastral ID 25-21-14-02560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330921 SCHROEDER, CHRIS & ALISA  18763 E 81ST ST N OWASSO OK 74055-0000  <b>Parcel Location</b> Situs 18763 E 81ST ST N Subdivision TIMBER GATE Lot/Block 0046 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 14 / 5 Neighborhood 1075 - R-V01-NW OWASSO School District S021 - OWASSO SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.27261350 -95.76467059				<b>Building Permits</b>															
LOT 46 BLOCK 1 TIMBER GATE				<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>8614</td> <td>R12-NEW POOL</td> <td>10/2011</td> <td>11/2011</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	8614	R12-NEW POOL	10/2011	11/2011	
Number	Description	Opened	Closed	Amount															
8614	R12-NEW POOL	10/2011	11/2011																
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	MILLER, JON D & ANDREA	06/01/2020	420,000	YES										
H	Homestead	No	1,000		2711/835	PIETILA, JENNIFER & RYAN D	05/17/2018	400,000	YES										
					2508/54	BETO, JUSTIN D &	10/16/2015	382,000	YES										
					2120/791	SCORE, KENNETH E &	08/09/2010	318,000	YES										
					1702/618	SOKOLOSKY, PHYLLIS & D M	05/20/2005	39,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	2021		Land Value 73,350	73,350	11%	8,069	Assessed	53,019	5,754.58										
Year Frozen	0		Improvements 408,639	408,639		44,950	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 481,989	481,989		53,019	Total Taxable	53,019	5,755.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660081540	SCHROEDER, CHRIS & ALISA			7	472,176	0	51,940	5,637.00										
2024	2024-660081540	SCHROEDER, CHRIS & ALISA			7	490,840	0	53,672	5,922.00										
2023	2023-660081540	SCHROEDER, CHRIS & ALISA			7	486,284	0	51,115	5,520.00										
2022	2022-660081540	SCHROEDER, CHRIS & ALISA			7	457,213	0	48,682	5,464.00										
2021	2021-660081540	SCHROEDER, CHRIS & ALISA			7	421,486	0	46,363	5,147.00										
2020	2020-660081540	SCHROEDER, CHRIS & ALISA			7	425,605	0	46,695	5,178.00										
2019	2019-660081540	MILLER, JON D & ANDREA			7	404,285	0	44,472	4,934.00										
2018	2018-660081540	MILLER, JON D & ANDREA			7	394,626	1000	42,409	4,567.00										
2017	2017-660081540	PIETILA, JENNIFER & RYAN D			7	390,757	1000	41,984	4,563.00										
2016	2016-660081540	PIETILA, JENNIFER & RYAN D			7	381,394	1000	40,954	4,455.00										
2015	2015-660081540	BETO, JUSTIN D &			7	353,197	1000	37,464	4,102.00										
2014	2014-660081540	BETO, JUSTIN D &			7	353,881	1000	36,344	4,012.00										
2013	2013-660081540	BETO, JUSTIN D &			7	333,670	1000	35,256	3,821.00										



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Date 04/17/2026  
 Time 06:28:02  
 Page 2

Lot Data		Square-Foot - NBHD 1075 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9905		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,147.00 x 1.70 =	73,350	
Factor Value			
Adjustments	1.0000		
Lot Value	73,350		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/11/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,088 / 2,750
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,088
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2005 / 11

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	432,624 157.32 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	537,670 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	378,213
Lot Value	73,350
Indicated Value	451,563 164.20 Per SqFt
Agland Value	
Site Improvements	30,426
Total Value	481,989 175.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.31	Total Misc Impr	+ 11,884
Roofing Adj	+ 4.55	Garage Cost	+ 39,243
Subfloor Adj	+ -3.51	Total RCN	= 419,187
Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 46,111
Plumbing Adj	+ 14.18	Lump Sums	+ 5,137
Basement Adj	+ 0.00	RCNLD	= 378,213
Adj Base Cost	= 133.84	Lot Value	+ 73,350
Total Area	x 2,750	Indicated Value	= 451,563
Adjusted Cost	= 368,060	Value Per SqFt	164.20

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	98711		105	105	32.85		3,449
PRCH	SLAB PORCH - COVERED	98712		6x6	36	33.08		1,191
WODO	WOOD DECK - OPEN	98713		14x14	196	27.88	6%	5,137



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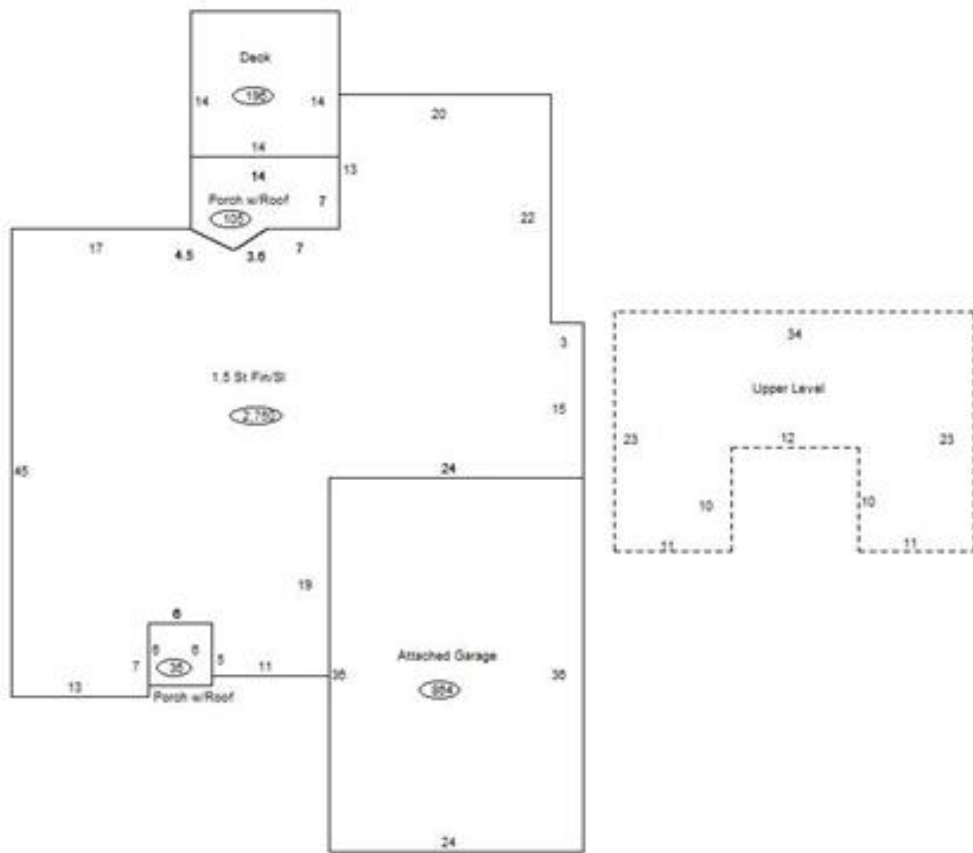
Date 04/17/2026

Time 06:28:02

Page 3

Sketch Image

660081540



### 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	2,088	1.317	2,750
2	U	^UL	Overhang	13	Upper Level	662	1.000	662
3	G	1		13	Attached Garage	864	1.000	864
4	M	PRCH		13	SLBC	105	1.000	105
5	M	PRCH		13	SLBC	36	1.000	36
6	M	WODO		13	WODO	196	1.000	196
<b>Total Building Area</b>						<b>2,088</b>		<b>2,750</b>



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Date 04/17/2026  
 Time 06:28:02  
 Page 4

660081540

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2011	Eff Age		
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b> 30,000	<b>Depr (10% Phys/ % Func)</b> 3,000	<b>RCNLD</b> 27,000
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year 2006	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b> 562	<b>Depr (10% Phys/ % Func)</b> 56	<b>RCNLD</b> 506
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1) 2,950		<b>Modifier Total</b>	<b>RCN</b> 2,950	<b>Depr (1% Phys/ % Func)</b> 30	<b>RCNLD</b> 2,920