



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:39:34  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660083414 <b>Parcel ID</b> 000000-00-0-00553-002-0027 <b>Cadastral ID</b> 31-21-15-04370 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 298206 BRUSTO, CURTIS W & KATHLEEN F & JENNIFER MORGAN CO TRUSTEES CURTIS W & KATHLEEN BRUSTO TRUST 7310 N 197TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07310 N 197TH E AVE <b>Subdivision</b> OAKRIDGE AT COOPER RANCH III <b>Lot/Block</b> 0027 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1175 - R-V01-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0040. 7/5/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.26047069 -95.75270538																																																						
LOT 27 BLOCK 2 OAKRIDGE III AT COOPER RANCH					<b>Building Permits</b> <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																																																		
<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	Yes	1,000	1,000	1964/79	ROBERT'S QUALITY HOMES INC	06/25/2008	698,500	YES																																													
					1858/573	BLEVINS, RUSSELL W &	04/02/2007	75,000	YES																																													
					1667/737	KOURTIS PROPERIES-COOPER-RAN	03/31/2005	56,000	YES																																													
<b>Parcel Valuation</b>					<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>2009</td> <td>Land Value 145,948</td> <td>145,948</td> <td>11%</td> <td>16,054</td> <td>Assessed</td> <td>94,838</td> <td>10,293.53</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 770,962</td> <td>716,214</td> <td> </td> <td>78,784</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 916,910</td> <td>862,162</td> <td> </td> <td>94,838</td> <td>Total Taxable</td> <td>93,838</td> <td>10,196.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2009	Land Value 145,948	145,948	11%	16,054	Assessed	94,838	10,293.53	Year Frozen	0	Improvements 770,962	716,214		78,784	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 916,910	862,162		94,838	Total Taxable	93,838	10,196.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																														
Remove Cap	2009	Land Value 145,948	145,948	11%	16,054	Assessed	94,838	10,293.53																																														
Year Frozen	0	Improvements 770,962	716,214		78,784	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																														
TIF Project ID	0	Total Value 916,910	862,162		94,838	Total Taxable	93,838	10,196.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	889,470	1000	91,076	9,896.00																																															
2024	2024-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	812,671	1000	88,395	9,769.00																																															
2023	2023-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	879,516	1000	95,747	10,354.00																																															
2022	2022-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	865,565	0	95,212	10,688.00																																															
2021	2021-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	857,271	0	94,300	10,470.00																																															
2020	2020-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	850,085	0	92,797	10,289.00																																															
2019	2019-660083414	BRUSTO, CURTIS W & KATHLEEN F &	7	803,439	0	88,378	9,806.00																																															
2018	2018-660083414	BRUSTO, CURTIS W &	7	820,638	0	90,270	9,691.00																																															
2017	2017-660083414	BRUSTO, CURTIS W &	7	812,111	0	89,332	9,679.00																																															
2016	2016-660083414	BRUSTO, CURTIS W &	7	799,048	0	86,562	9,386.00																																															
2015	2015-660083414	BRUSTO, CURTIS W &	7	774,770	0	82,440	8,995.00																																															
2014	2014-660083414	BRUSTO, CURTIS W &	7	748,604	0	77,074	8,479.00																																															
2013	2013-660083414	BRUSTO, CURTIS W &	7	699,691	0	73,404	7,924.00																																															



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:39:34  
Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2816	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,825.00 x 2.61 = 145,948	
Factor Value		
Adjustments	1.0000	
Lot Value	145,948	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	3,341 / 5,295
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,341
Fixture/RghIn	19 /
Bed/F/H Bath	4 / /
Basement Area	
Garage Type	940 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

Cost Approach		Manual : 01/2025	
Base Cost	108.18	Total Misc Impr	+ 33,419
Roofing Adj	+ 4.34	Garage Cost	+ 61,382
Subfloor Adj	+ -4.08	Total RCN	= 817,092
Heat/Cool Adj	+ 20.10	Depreciation ( 11%)	- 89,880
Plumbing Adj	+ 7.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 727,212
Adj Base Cost	= 136.41	Lot Value	+ 145,948
Total Area	x 5,295	Indicated Value	= 873,160
Adjusted Cost	= 722,291	Value Per SqFt	164.90



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0701\IMG\_0040. 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	901,815	170.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	939,480 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	727,212		
Lot Value	145,948		
Indicated Value	873,160	164.90	Per SqFt
Agland Value			
Site Improvements	43,750		
Total Value	916,910	173.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,928.49		17,857
PRCH	SLAB PORCH - COVERED	101301	9x7		63	45.73		2,881
PRCH	SLAB PORCH - COVERED	101302	22x13		286	44.34		12,681



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

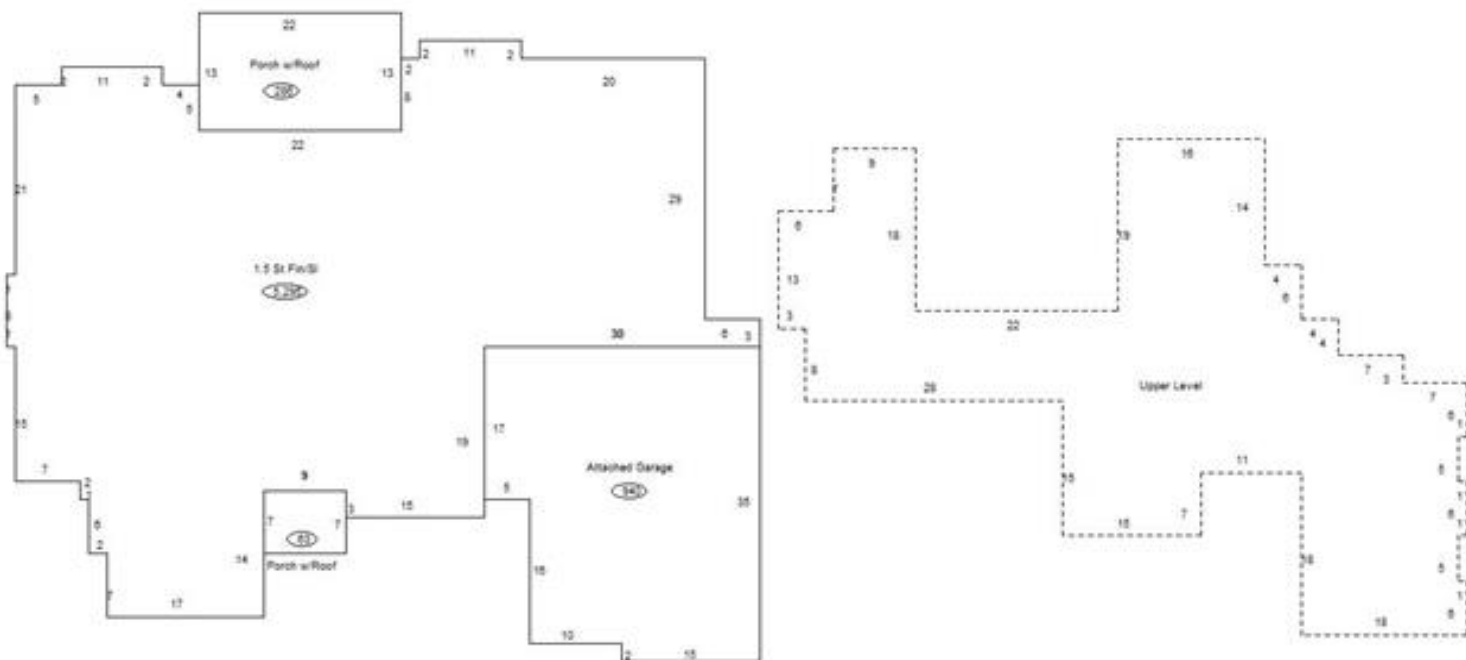
Date 04/17/2026

Time 15:39:34

Page 3

### Sketch Image

660083414



### 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	3,341	1.585	5,295
2	U	^UL	Overhang	13	Upper Level	1,954	1.000	1,954
3	G	1		13	Attached Garage	940	1.000	940
4	M	PRCH		13	SLBC	63	1.000	63
5	M	PRCH		13	SLBC	286	1.000	286
<b>Total Building Area</b>						<b>3,341</b>		<b>5,295</b>



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:39:35  
Page 4

660083414

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (13,750.00 x 1)	13,750		13,750	13,750