



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660095923								
Parcel ID	000000-00-0-00673-002-0010								
Cadastral ID	31-21-15-04830								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	311805								
CURTIS, KIMBERLY J									
6994 N 195TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	06994 N 195TH E AVE								
Subdivision	RIDGE, THE								
Lot/Block	0010 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	31 / 21 / 15 / 5								
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25534893 -95.75648519									
RIDGE, THE BLOCK 2 LOT 10									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2013 07 27	R15-NEW 3098 SQ FT SFR	10/2013	04/2014	245,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2388/773	EXECUTIVE HOMES LLC	03/05/2014	350,500	YES					
2356/644	KNEES SHALL BOW LLC	09/12/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2015	Land Value	67,242	65,054	11%	7,156	Assessed	47,457 5,150.89	
Year Frozen	0	Improvements	403,552	366,371		40,301	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	470,794	431,425		47,457	Total Taxable	46,457 5,053.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095923	CURTIS, KIMBERLY J	7	455,137	1000	45,074	4,902.00		
2024	2024-660095923	CURTIS, KIMBERLY J	7	485,627	1000	43,733	4,840.00		
2023	2023-660095923	CURTIS, KIMBERLY J	7	465,371	1000	42,430	4,596.00		
2022	2022-660095923	CURTIS, KIMBERLY J	7	430,562	1000	41,165	4,635.00		
2021	2021-660095923	CURTIS, KIMBERLY J	7	372,154	1000	39,937	4,449.00		
2020	2020-660095923	CURTIS, KIMBERLY J	7	369,543	1000	38,831	4,320.00		
2019	2019-660095923	CURTIS, KIMBERLY J	7	351,550	1000	37,671	4,194.00		
2018	2018-660095923	CURTIS, KIMBERLY J	7	357,132	1000	38,285	4,125.00		
2017	2017-660095923	CURTIS, KIMBERLY J	7	354,271	1000	37,970	4,127.00		
2016	2016-660095923	CURTIS, KIMBERLY J	7	345,360	1000	36,990	4,025.00		
2015	2015-660095923	CURTIS, KIMBERLY J	7	206,507	1000	21,716	2,383.00		
2014	2014-660095923	CURTIS, KIMBERLY J	7	9,770	0	1,075	118.00		



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5146		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,414.00 x 3.00 = 67,242		
Factor Value			
Adjustments	1.0000		
Lot Value	67,242		



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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	2,473 / 3,098
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,473
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	705 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	436,550	140.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	511,270 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.68	Total Misc Impr	+ 17,574				
Roofing Adj	+ 4.64	Garage Cost	+ 32,134				
Subfloor Adj	+ -3.67	Total RCN	= 443,464				
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 39,912				
Plumbing Adj	+ 8.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 403,552				
Adj Base Cost	= 127.10	Lot Value	+ 67,242				
Total Area	x 3,098	Indicated Value	= 470,794				
Adjusted Cost	= 393,756	Value Per SqFt	151.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	403,552		
Lot Value	67,242		
Indicated Value	470,794	151.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	470,794	151.97	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	119656		32	32	33.09		1,059
PRCH	SLAB PORCH - COVERED	119657		290	290	31.97		9,271



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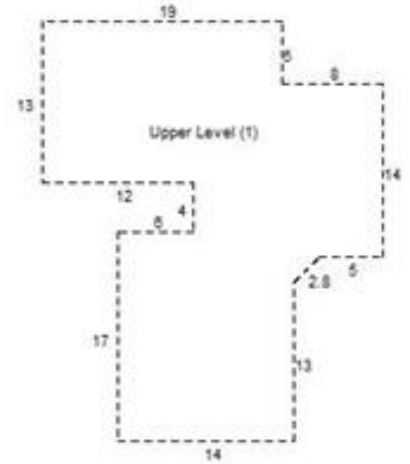
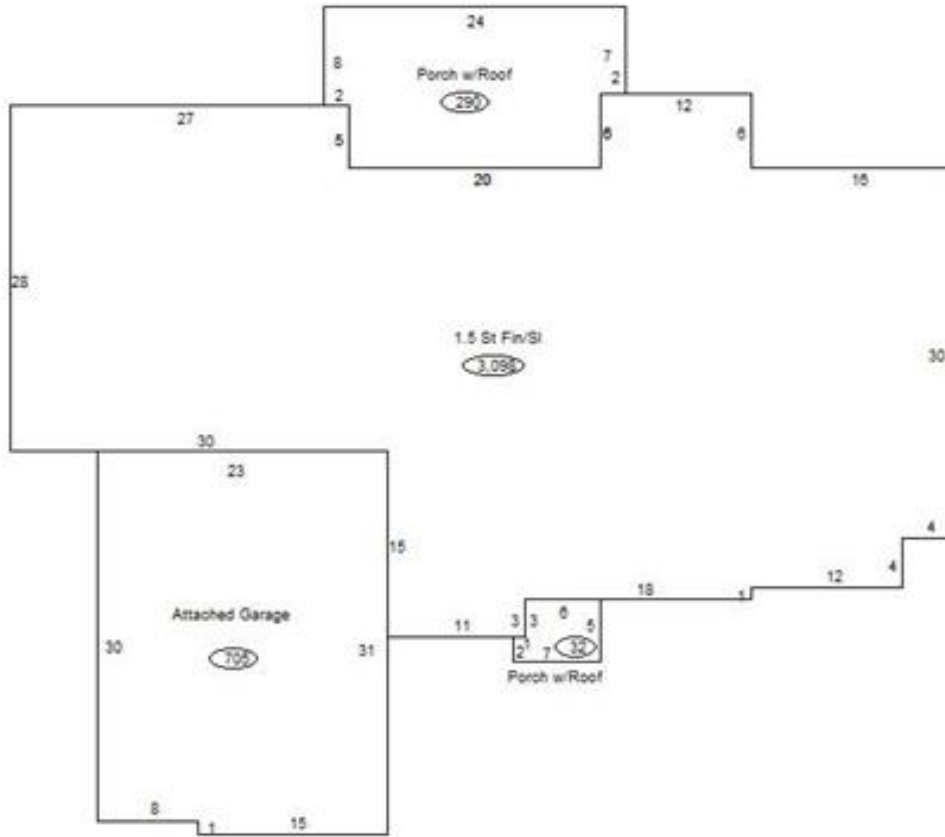
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,473	1.253	3,098
2	U	^UL		13	Upper Level (1)	625	1.000	625
3	G	1		13	Attached Garage	705	1.000	705
4	M	PRCH		13	SLBC	32	1.000	32
5	M	PRCH		13	SLBC	290	1.000	290
Total Building Area						2,473		3,098