



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:49:42
Page 1

Assessment Data					Primary Image									
Account	660096806													
Parcel ID	000000-00-0-21650-001-0012													
Cadastral ID	22-21-14-09200													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	40 - OWASSO CITY													
Name ID	325088													
SIMMS, KAROL JEAN TRUST														
15407 E 87TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	15407 E 87TH ST N													
Subdivision	PARK PLACE AT PRESTON LAKES													
Lot/Block	0012 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	1059 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.27957996 -95.80070379														
LOT 12 BLOCK 1 PARK PLACE AT PRESTON LAKES														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	SIMMS, KAROL JEAN	11/12/2019	0	4										
2724/17	FORD, ROBERT & SONYA D	07/13/2018	235,000	YES										
2442/562	SIMMONS HOMES RESIDENTIAL	12/05/2014	235,000	YES										
2421/745	K & S DEVELOPMENTS INC	03/24/2014	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2019	Land Value	48,670	34,274	11%	3,770	Assessed	28,685						
Year Frozen	2022	Improvements	321,634	226,497		24,915	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	370,304	260,771		28,685	Total Taxable	27,685						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660096806	SIMMS, KAROL JEAN	40	354,067	1000	27,685	2,712.00							
2024	2024-660096806	SIMMS, KAROL JEAN	40	327,619	1000	27,684	2,660.00							
2023	2023-660096806	SIMMS, KAROL JEAN	40	312,732	1000	27,684	2,594.00							
2022	2022-660096806	SIMMS, KAROL JEAN	40	302,723	1000	27,685	2,712.00							
2021	2021-660096806	SIMMS, KAROL JEAN	40	254,016	1000	26,849	2,597.00							
2020	2020-660096806	SIMMS, KAROL JEAN	40	250,234	1000	26,038	2,519.00							
2019	2019-660096806	SIMMS, KAROL JEAN	40	238,643	1000	25,251	2,445.00							
2018	2018-660096806	SIMMS, KAROL JEAN	40	254,135	1000	26,955	2,514.00							
2017	2017-660096806	FORD, ROBERT & SONYA D	40	252,173	1000	26,739	2,516.00							
2016	2016-660096806	FORD, ROBERT & SONYA D	40	246,129	0	27,074	2,559.00							
2015	2015-660096806	FORD, ROBERT & SONYA D	40	239,003	0	26,290	2,506.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:49:43
Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.202	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,183.00 x 5.30 = 48,670	
Factor Value		
Adjustments	1.0000	
Lot Value	48,670	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,207 / 2,207
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,207
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	510 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 /

Cost Approach		Manual : 01/2025	
Base Cost	110.38	Total Misc Impr	+ 4,008
Roofing Adj	+ 5.26	Garage Cost	+ 20,211
Subfloor Adj	+ -3.40	Total RCN	= 321,634
Heat/Cool Adj	+ 14.47	Depreciation (0%)	- 0
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 321,634
Adj Base Cost	= 134.76	Lot Value	+ 48,670
Total Area	x 2,207	Indicated Value	= 370,304
Adjusted Cost	= 297,415	Value Per SqFt	167.79

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,590	138.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	317,070		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	321,634		
Lot Value	48,670		
Indicated Value	370,304	167.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	370,304	167.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122311	17x6		102	29.20		2,978
PRCH	SLAB PORCH - COVERED	122312	7x5		35	29.42		1,030



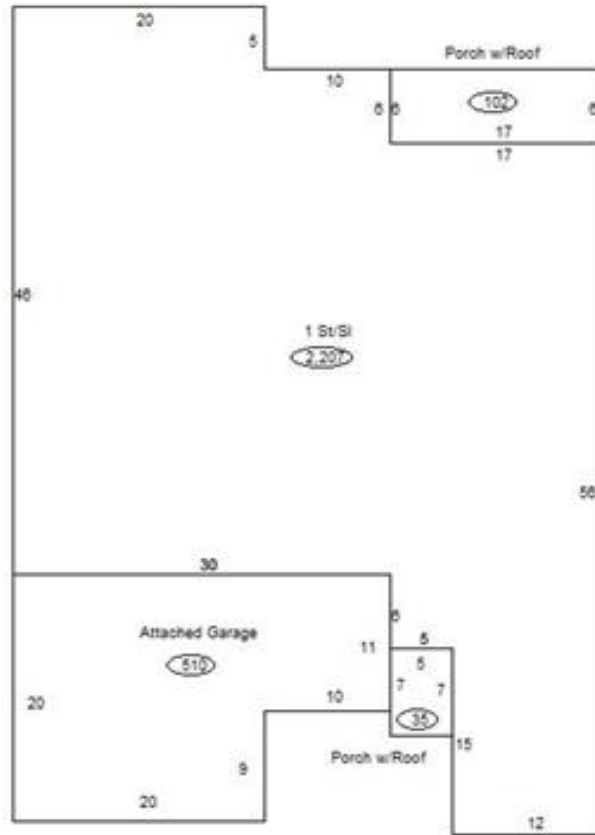
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:49:43
 Page 3

Sketch Image

660096806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,207	1.000	2,207
2	G	1		13	Attached Garage	510	1.000	510
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	35	1.000	35
Total Building Area						2,207		2,207