



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660096840								
Parcel ID	000000-00-0-21650-002-0002								
Cadastral ID	22-21-14-09570								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	331288								
CROSS, LINDA S									
15504 E 87TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15504 E 87TH ST N								
Subdivision	PARK PLACE AT PRESTON LAKES								
Lot/Block	0002 / 0002	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: 36.27886574 -95.79958540									
LOT 2 BLOCK 2 PARK PLACE AT PRESTON LAKES									
Building Permits									
Number	Description	Opened	Closed	Amount					
14- 0326X	R15-NEW 2177 SQ FT SFR	10/2014	10/2014	151,635					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BEHRENS, RICHARD & PATRICIA J	07/08/2020	239,500	YES					
2481/338	SIMMONS HOMES RESIDENTIAL	06/19/2015	235,500	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	2021	Land Value	48,834	48,834	11%	5,372	Assessed	30,618 2,999.34	
Year Frozen		Improvements	263,997	229,513		25,246	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	312,831	278,347		30,618	Total Taxable	29,618 2,901.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096840	CROSS, LINDA S	40	302,021	1000	28,727	2,814.00		
2024	2024-660096840	CROSS, LINDA S	40	322,016	1000	27,860	2,677.00		
2023	2023-660096840	CROSS, LINDA S	40	286,643	1000	27,020	2,532.00		
2022	2022-660096840	CROSS, LINDA S	40	279,122	1000	26,204	2,567.00		
2021	2021-660096840	CROSS, LINDA S	40	240,106	1000	25,412	2,458.00		
2020	2020-660096840	CROSS, LINDA S	40	246,271	0	27,090	2,620.00		
2019	2019-660096840	BEHRENS, RICHARD & PATRICIA J	40	234,939	0	25,843	2,502.00		
2018	2018-660096840	BEHRENS, RICHARD & PATRICIA J	40	238,621	0	26,248	2,448.00		
2017	2017-660096840	BEHRENS, RICHARD & PATRICIA J	40	236,824	0	26,051	2,451.00		
2016	2016-660096840	BEHRENS, RICHARD & PATRICIA J	40	231,245	0	25,437	2,404.00		
2015	2015-660096840	BEHRENS, RICHARD & PATRICIA J	40	85,274	0	4,780	456.00		



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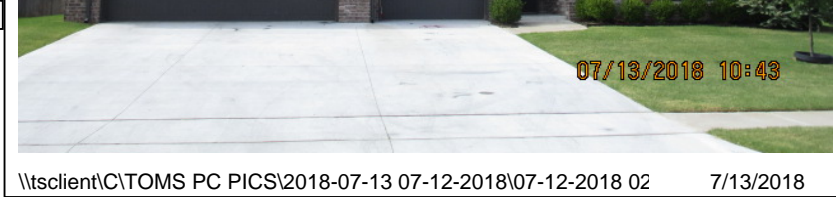
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,214.00 x 5.30 = 48,834	
Factor Value		
Adjustments	1.0000	
Lot Value	48,834	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,177 / 2,177
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,177
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	580 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



\\tsclient\C\TOMS PC PICS\2018-07-13 07-12-2018\07-12-2018 02 7/13/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,559	129.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	326,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.37	Total Misc Impr	+	5,085			
Roofing Adj	+ 4.60	Garage Cost	+	17,870			
Subfloor Adj	+ -2.19	Total RCN	=	296,626			
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	32,629			
Plumbing Adj	+ 5.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	263,997			
Adj Base Cost	= 125.71	Lot Value	+	48,834			
Total Area	x 2,177	Indicated Value	=	312,831			
Adjusted Cost	= 273,671	Value Per SqFt		143.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	263,997		
Lot Value	48,834		
Indicated Value	312,831	143.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,831	143.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120710	18x9		162	26.42		4,280
PRCH	SLAB PORCH - COVERED	120711	6x5		30	26.84		805



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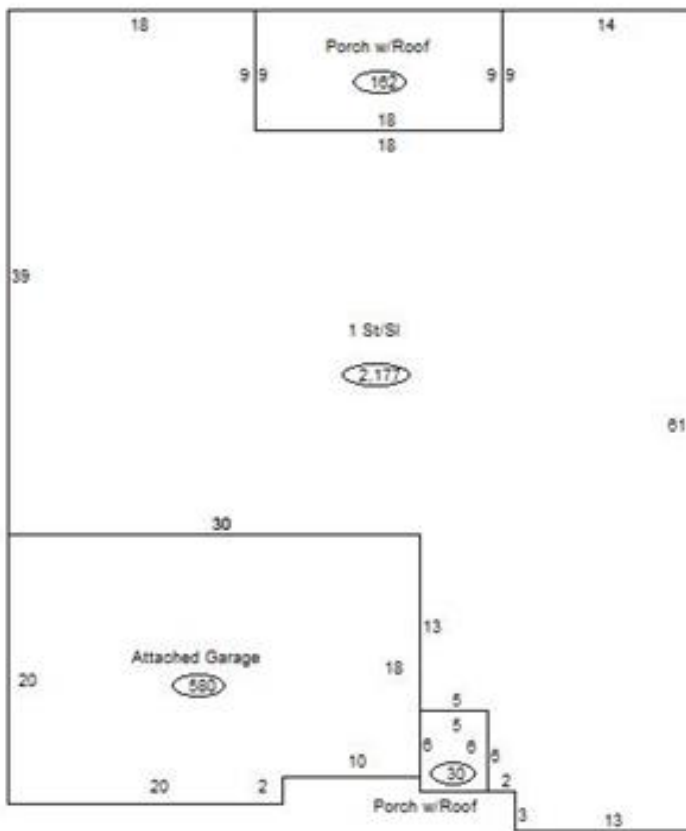
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Sketch Image

660096840



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,177	1.000	2,177
2	G	1		13	Attached Garage	580	1.000	580
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,177		2,177