



# 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	660101333																		
Parcel ID	000000000-1010196-012-0008																		
Cadastral ID	27-21-14-05690																		
Property Type	REAL - Real Property																		
Property Class	RRP	VI Area 4																	
Tax Area	3 - OWASSO RURAL/NO FIRE																		
Name ID	349311																		
O'NEAL, JACOB M & KOURTNEY A																			
15301 E 83RD ST N OWASSO OK 74055-0000																			
Parcel Location																			
Situs	15301 E 83RD ST N																		
Subdivision	HOMESTEAD																		
Lot/Block	0008 / 0012	Parcel Size 1 - Lots																	
Sec/Twn/Rng	27 / 21 / 14 / 5																		
Neighborhood	1011 - R-V04 SW OWASSO																		
School District	S021 - OWASSO SCHOOLS																		
Legal Description Lat/Long: 36.27461627 -95.80247418																			
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>P21 000012</td> <td>R22- NEW POOL</td> <td>02/2021</td> <td>01/2022</td> <td>65,000</td> </tr> <tr> <td>R19 000118</td> <td>R20- NEW 3070 SQ FT SFR</td> <td>04/2019</td> <td>12/2019</td> <td>290,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000012	R22- NEW POOL	02/2021	01/2022	65,000	R19 000118	R20- NEW 3070 SQ FT SFR	04/2019	12/2019	290,000
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LOT 8 BLOCK 12 HOMESTEAD																			
Exemptions																			
Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	DUBE, ROLAND &	01/31/2026	615,000	YES										
					/	1ST CHOICE QUALITY BUILDERS LLC	04/01/2019	67,500	17										
					/	SOC'S DEVELOPMENT LLC	01/10/2019	67,500	15										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax											
Remove Cap	2027	Land Value	67,098	66,551	11%	7,321	Assessed	56,521	5,536.80										
Year Frozen		Improvements	481,697	447,280		49,200	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	548,795	513,831		56,521	Total Taxable	55,521	5,439.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101333	DUBE, ROLAND &			3	529,551	0	54,875	5,376.00										
2024	2024-660101333	DUBE, ROLAND &			3	621,733	0	52,263	5,021.00										
2023	2023-660101333	DUBE, ROLAND &			3	479,031	0	49,774	4,664.00										
2022	2022-660101333	DUBE, ROLAND &			3	440,559	0	47,403	4,644.00										
2021	2021-660101333	DUBE, ROLAND &			3	391,477	0	43,062	4,166.00										
2020	2020-660101333	DUBE, ROLAND &			3	406,839	0	44,752	4,323.00										
2019	2019-660101333	DUBE, ROLAND &			3	863	0	95	9.00										



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5705		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	24,851.00 x 2.70 = 67,098		
Factor Value			
Adjustments	1.0000		
Lot Value	67,098		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,155 / 3,155
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,155
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	779 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	484,797 153.66 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	611,150 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	456,197
Lot Value	67,098
Indicated Value	523,295 165.86 Per SqFt
Agland Value	
Site Improvements	25,500
Total Value	548,795 173.94 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.68	Total Misc Impr	+ 21,235
Roofing Adj	+ 5.61	Garage Cost	+ 35,382
Subfloor Adj	+ -4.33	Total RCN	= 480,207
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 24,010
Plumbing Adj	+ 7.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 456,197
Adj Base Cost	= 134.26	Lot Value	+ 67,098
Total Area	x 3,155	Indicated Value	= 523,295
Adjusted Cost	= 423,590	Value Per SqFt	165.86

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143850	20x15		300	31.94		9,582
PRCH	SLAB PORCH - COVERED	143851	135		135	32.66		4,409
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



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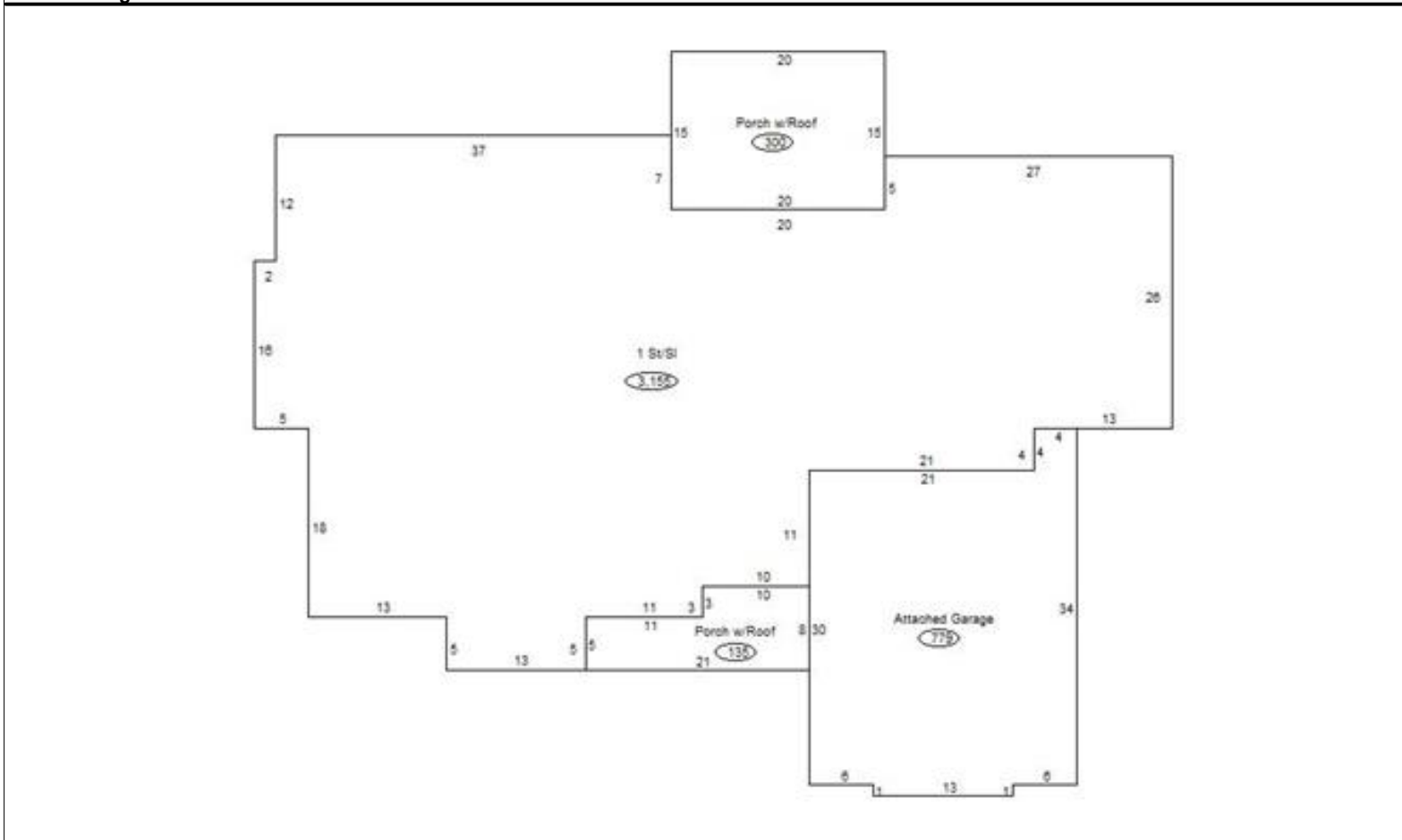
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,155	1.000	3,155
2	G	1		13	Attached Garage	779	1.000	779
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	135	1.000	135
<b>Total Building Area</b>						<b>3,155</b>		<b>3,155</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2021	Eff Age 3	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	4,500	25,500