



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:41:04
 Page 1

Assessment Data					Primary Image																																																																				
Account 660101334 Parcel ID 000000000-1010196-012-0009 Cadastral ID 27-21-14-05700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338792 MANNING, RICHARD BRUCE & KRISTIE MICHELLE 15307 E 83RD ST N OWASSO OK 74055-0000 Parcel Location Situs 15307 E 83RD ST N Subdivision HOMESTEAD Lot/Block 0009 / 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 Lot/Long: 36.27461344 -95.80200637																																																																									
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>R19 000181</td> <td>R21- NEW 3075 SQ FT SFR</td> <td>05/2019</td> <td>03/2020</td> <td>309,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000181	R21- NEW 3075 SQ FT SFR	05/2019	03/2020	309,000																																																						
Number	Description	Opened	Closed	Amount																																																																					
R19 000181	R21- NEW 3075 SQ FT SFR	05/2019	03/2020	309,000																																																																					
Exemptions					Sale History																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RICHARDSON, KRISTOPHER &</td> <td>06/16/2022</td> <td>565,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>05/14/2019</td> <td>67,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>SOC'S DEVELOPMENT LLC</td> <td>01/10/2019</td> <td>67,500</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	RICHARDSON, KRISTOPHER &	06/16/2022	565,000	YES	/	1ST CHOICE QUALITY BUILDERS LLC	05/14/2019	67,500	YES	/	SOC'S DEVELOPMENT LLC	01/10/2019	67,500	15																																		
Code	Type	Active	Maximum	Exemption																																																																					
H	Homestead	No	1,000																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																					
/	RICHARDSON, KRISTOPHER &	06/16/2022	565,000	YES																																																																					
/	1ST CHOICE QUALITY BUILDERS LLC	05/14/2019	67,500	YES																																																																					
/	SOC'S DEVELOPMENT LLC	01/10/2019	67,500	15																																																																					
Parcel Valuation																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2023	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>67,813</td> <td>67,813</td> <td>7,459</td> </tr> <tr> <td>Improvements</td> <td>456,174</td> <td>456,174</td> <td>50,179</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>523,987</td> <td>523,987</td> <td>57,638</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	67,813	67,813	7,459	Improvements	456,174	456,174	50,179	Mobile Home	0	0	0	Total Value	523,987	523,987	57,638	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>97.960</td> <td>5,646.22</td> </tr> <tr> <td>Assessed</td> <td>57,638</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>57,638</td> </tr> </tbody> </table>		Levy Rate	Current Tax	97.960	5,646.22	Assessed	57,638	Penalty	0	Exemption	0	Total Taxable	57,638																															
Source	REAL																																																																								
Remove Cap	2023																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																						
Land Value	67,813	67,813	7,459																																																																						
Improvements	456,174	456,174	50,179																																																																						
Mobile Home	0	0	0																																																																						
Total Value	523,987	523,987	57,638																																																																						
Levy Rate	Current Tax																																																																								
97.960	5,646.22																																																																								
Assessed	57,638																																																																								
Penalty	0																																																																								
Exemption	0																																																																								
Total Taxable	57,638																																																																								
Assessment History																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660101334</td> <td>MANNING, RICHARD BRUCE &</td> <td>3</td> <td>507,369</td> <td>0</td> <td>55,810</td> <td>5,467.00</td> </tr> <tr> <td>2024</td> <td>2024-660101334</td> <td>MANNING, RICHARD BRUCE &</td> <td>3</td> <td>595,519</td> <td>0</td> <td>65,258</td> <td>6,269.00</td> </tr> <tr> <td>2023</td> <td>2023-660101334</td> <td>MANNING, RICHARD BRUCE &</td> <td>3</td> <td>565,000</td> <td>0</td> <td>62,150</td> <td>5,824.00</td> </tr> <tr> <td>2022</td> <td>2022-660101334</td> <td>MANNING, RICHARD BRUCE &</td> <td>3</td> <td>420,244</td> <td>1000</td> <td>43,117</td> <td>4,224.00</td> </tr> <tr> <td>2021</td> <td>2021-660101334</td> <td>RICHARDSON, KRISTOPHER &</td> <td>3</td> <td>389,380</td> <td>1000</td> <td>41,832</td> <td>4,047.00</td> </tr> <tr> <td>2020</td> <td>2020-660101334</td> <td>RICHARDSON, KRISTOPHER &</td> <td>3</td> <td>67,500</td> <td>0</td> <td>7,425</td> <td>717.00</td> </tr> <tr> <td>2019</td> <td>2019-660101334</td> <td>RICHARDSON, KRISTOPHER &</td> <td>3</td> <td>863</td> <td>0</td> <td>95</td> <td>9.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660101334	MANNING, RICHARD BRUCE &	3	507,369	0	55,810	5,467.00	2024	2024-660101334	MANNING, RICHARD BRUCE &	3	595,519	0	65,258	6,269.00	2023	2023-660101334	MANNING, RICHARD BRUCE &	3	565,000	0	62,150	5,824.00	2022	2022-660101334	MANNING, RICHARD BRUCE &	3	420,244	1000	43,117	4,224.00	2021	2021-660101334	RICHARDSON, KRISTOPHER &	3	389,380	1000	41,832	4,047.00	2020	2020-660101334	RICHARDSON, KRISTOPHER &	3	67,500	0	7,425	717.00	2019	2019-660101334	RICHARDSON, KRISTOPHER &	3	863	0	95	9.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																		
2025	2025-660101334	MANNING, RICHARD BRUCE &	3	507,369	0	55,810	5,467.00																																																																		
2024	2024-660101334	MANNING, RICHARD BRUCE &	3	595,519	0	65,258	6,269.00																																																																		
2023	2023-660101334	MANNING, RICHARD BRUCE &	3	565,000	0	62,150	5,824.00																																																																		
2022	2022-660101334	MANNING, RICHARD BRUCE &	3	420,244	1000	43,117	4,224.00																																																																		
2021	2021-660101334	RICHARDSON, KRISTOPHER &	3	389,380	1000	41,832	4,047.00																																																																		
2020	2020-660101334	RICHARDSON, KRISTOPHER &	3	67,500	0	7,425	717.00																																																																		
2019	2019-660101334	RICHARDSON, KRISTOPHER &	3	863	0	95	9.00																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:41:04
 Page 2

Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5766		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	25,116.00 x 2.70 = 67,813		
Factor Value			
Adjustments	1.0000		
Lot Value	67,813		



\\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	2,987 / 2,987
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,987
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,014 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	466,337 156.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	565,240 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	456,174
Lot Value	67,813
Indicated Value	523,987 175.42 Per SqFt
Agland Value	
Site Improvements	
Total Value	523,987 175.42 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.59	Total Misc Impr	+	29,030
Roofing Adj	+ 5.65	Garage Cost	+	46,056
Subfloor Adj	+ -4.37	Total RCN	=	480,183
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	24,009
Plumbing Adj	+ 8.44	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	456,174
Adj Base Cost	= 135.62	Lot Value	+	67,813
Total Area	x 2,987	Indicated Value	=	523,987
Adjusted Cost	= 405,097	Value Per SqFt		175.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145474	23x18		414	31.58		13,074
PRCH	SLAB PORCH - COVERED	145475	34x8		272	32.03		8,712
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



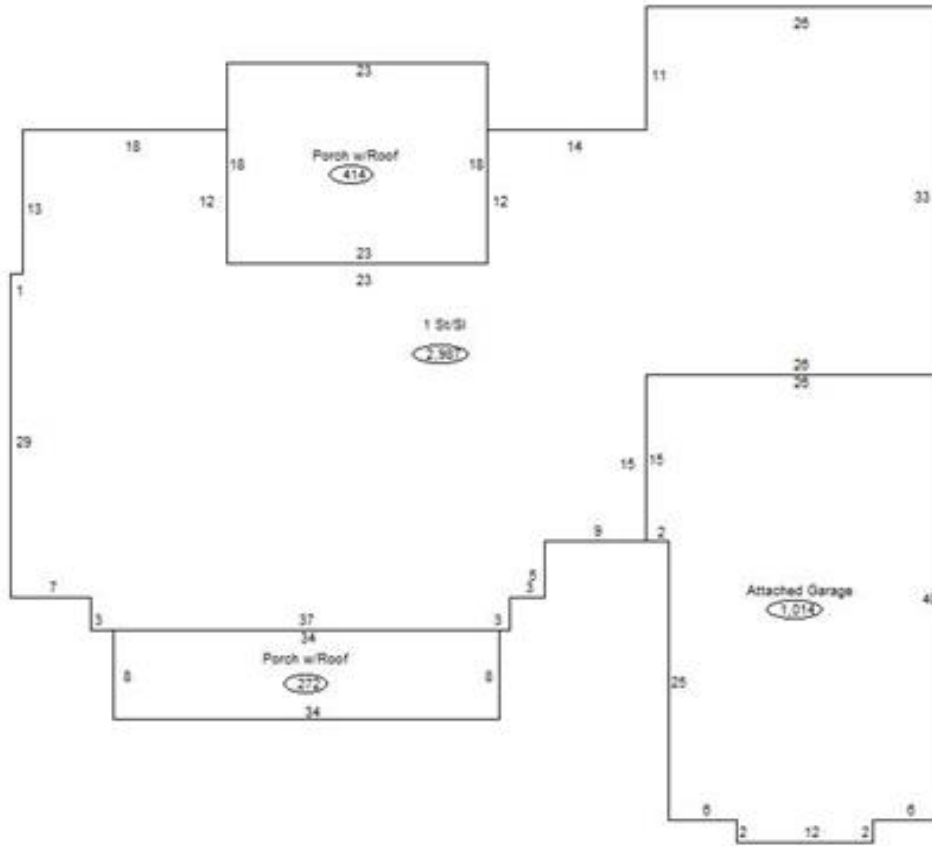
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:41:04
 Page 3

Sketch Image

660101334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,987	1.000	2,987
2	G	1		13	Attached Garage	1,014	1.000	1,014
3	M	PRCH		13	SLBC	414	1.000	414
4	M	PRCH		13	SLBC	272	1.000	272
Total Building Area						2,987		2,987