



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 660101361 Parcel ID 000000000-1010196-014-0006 Cadastral ID 27-21-14-05970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 324682 TURPEN-ZUNIGA, KENDAL & JOEY ZUNIGA 9510 N 134TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08217 N 152ND E AVE Subdivision HOMESTEAD Lot/Block 0006 / 0014 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: 36.27332160 -95.80320455																																		
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>R24 294</td> <td>NEW DTCH ACC BLDG 25X36</td> <td>09/2024</td> <td>12/2024</td> <td>90,000</td> </tr> <tr> <td>R20 000113</td> <td>R22- NEW 4244 SQ FT SFR</td> <td>04/2020</td> <td>07/2021</td> <td>475,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 294	NEW DTCH ACC BLDG 25X36	09/2024	12/2024	90,000	R20 000113	R22- NEW 4244 SQ FT SFR	04/2020	07/2021	475,000										
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Code	Type	Active	Maximum	Exemption																														
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2019		Land Value	120,982	120,982	13,308	Assessed	77,825	7,623.74																									
Year Frozen			Improvements	586,517	586,517	64,517	Penalty	0																										
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00																									
TIF Project ID	0		Total Value	707,499	707,499	77,825	Total Taxable	77,825	7,624.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660101361	TURPEN-ZUNIGA, KENDAL &			3	685,193	0	75,371	7,383.00																									
2024	2024-660101361	TURPEN-ZUNIGA, KENDAL &			3	859,409	0	76,032	7,304.00																									
2023	2023-660101361	TURPEN-ZUNIGA, KENDAL &			3	658,284	0	72,411	6,786.00																									
2022	2022-660101361	TURPEN-ZUNIGA, KENDAL &			3	645,977	0	71,058	6,962.00																									
2021	2021-660101361	TURPEN-ZUNIGA, KENDAL &			3	89,998	0	9,900	958.00																									
2020	2020-660101361	TURPEN-ZUNIGA, KENDAL &			3	89,998	0	9,900	956.00																									
2019	2019-660101361	TURPEN-ZUNIGA, KENDAL &			3	89,998	0	9,900	957.00																									



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0645		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	46,368.00 x 2.61 = 120,982		
Factor Value			
Adjustments	1.0000		
Lot Value	120,982		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,230 / 4,367
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,230
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	995 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	573,041 131.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	760,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	562,736
Lot Value	120,982
Indicated Value	683,718 156.56 Per SqFt
Agland Value	
Site Improvements	23,781
Total Value	707,499 162.01 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.12	Total Misc Impr	+	34,121
Roofing Adj	+ 3.68	Garage Cost	+	46,407
Subfloor Adj	+ -2.35	Total RCN	=	586,183
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	23,447
Plumbing Adj	+ 6.87	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	562,736
Adj Base Cost	= 115.79	Lot Value	+	120,982
Total Area	x 4,367	Indicated Value	=	683,718
Adjusted Cost	= 505,655	Value Per SqFt		156.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150937	645		645	27.53		17,757
PRCH	Slab Porch - Covered	150938	33x7		231	28.70		6,630
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430
GENR	Generator - Residential Standby			1	1	3,304.00		3,304



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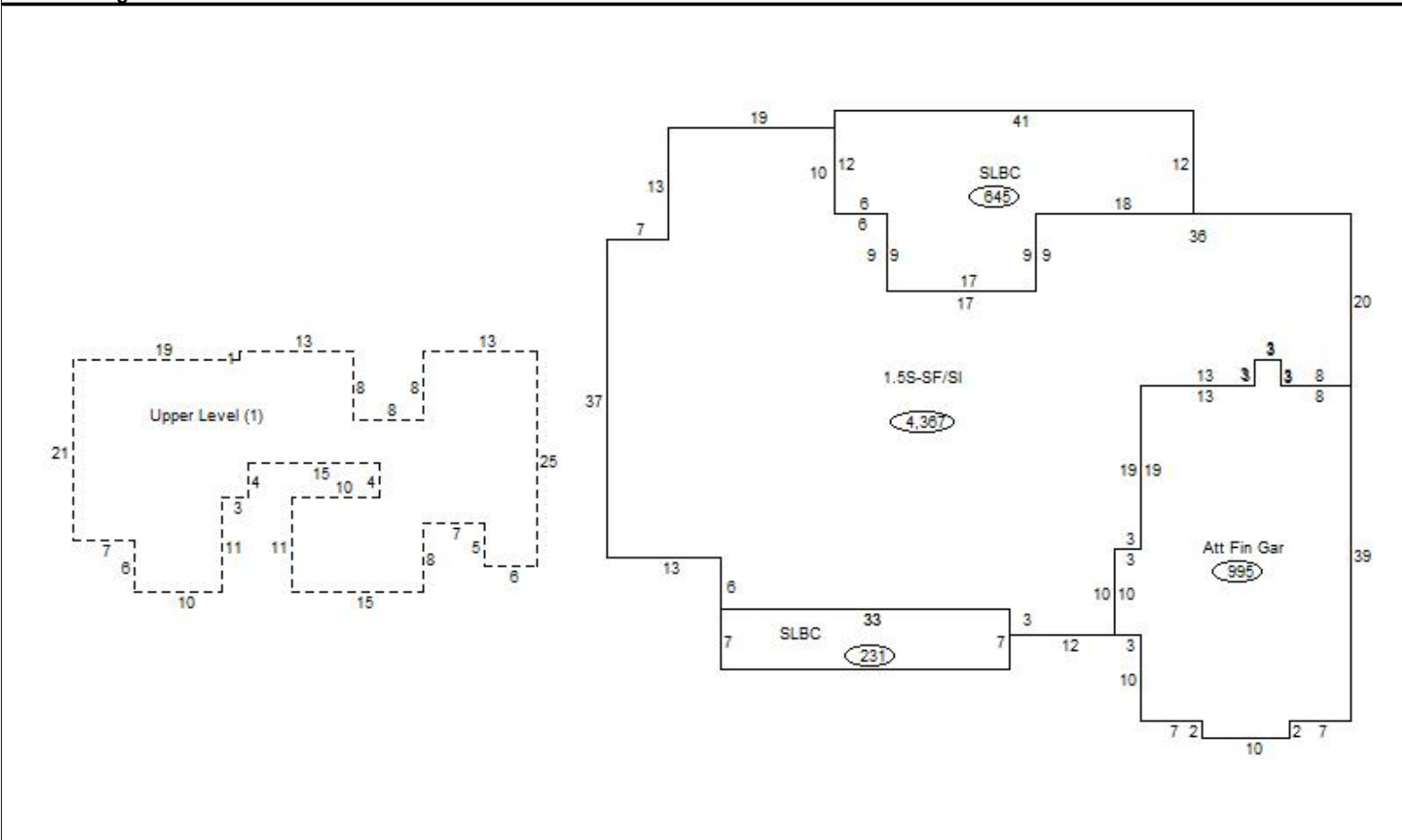
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,230	1.352	4,367
2	M	PRCH		20	SLBC	645	1.000	645
3	M	PRCH		20	SLBC	231	1.000	231
4	G	5		20	Att Fin Gar	995	1.000	995
5	U	^UL		20	Upper Level (1)	1,137	1.000	1,137
Total Building Area						3,230		4,367



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	25x36x8	Concrete	Composition Shingle	900
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary			Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 900)	24,516	24,516	735	23,781