



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001390 <b>Parcel ID</b> 21N14E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-21-14-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 349342 WALLS, CODY L & TARA C NEWBY  16893 E 116TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16893 E 116TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.3 - Acres <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 3 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.3 <b>Non-Ag Acres</b> 2.2834 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 99,463.00 x .69 = 68,426 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 68,426		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,960 / 2,260
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,300 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1958 / 51



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	330,212	146.11	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.80	<b>Total Misc Impr</b>	+ 8,592				
<b>Roofing Adj</b>	+ 3.90	<b>Garage Cost</b>	+ 38,727				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 304,575				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 56%)</b>	- 170,562				
<b>Plumbing Adj</b>	+ 4.49	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 134,013				
<b>Adj Base Cost</b>	= 113.83	<b>Lot Value</b>	+ 68,426				
<b>Total Area</b>	x 2,260	<b>Indicated Value</b>	= 202,439				
<b>Adjusted Cost</b>	= 257,256	<b>Value Per SqFt</b>	89.57				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	134,013		
<b>Lot Value</b>	68,426		
<b>Indicated Value</b>	202,439	89.57	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	39,785		
<b>Total Value</b>	242,224	107.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3801	28x4		112	26.58		2,977



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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	Crawl	13	1.5 St Fin/Cr	1,960	1.153	2,260
2	G	1		13	Attached Garage	1,300	1.000	1,300
3	M	PRCH		13	SLBC	112	1.000	112
4	U	^UL		13	Upper Level (1)	300	1.000	300
<b>Total Building Area</b>						1,960		2,260



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,860
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.52 x 1,860)	53,047	53,047	13,262	39,785