



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:23:29
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Assessment Data					Primary Image																																																																																																																				
Account 660011544 Parcel ID 000000-00-0-00096-001-0004 Cadastral ID 11-21-14-03630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 272448 HANCOCK, MARGARET E LIVING TRUST 16159 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16159 E 112TH ST N Subdivision BUSHLAND ESTATES Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 16000 Non-Ag Acres 1.218 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 53,057.00 x 1.71 = 90,572 Factor Value Adjustments 1.0000 Lot Value 90,572		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Stone
Base/Total Area	1,681 / 1,681
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,681
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,861	115.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	231,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.62	Total Misc Impr	+ 14,143				
Roofing Adj	+ 4.65	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.31	Total RCN	= 253,402				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 111,497				
Plumbing Adj	+ 6.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 141,905				
Adj Base Cost	= 132.44	Lot Value	+ 90,572				
Total Area	x 1,681	Indicated Value	= 232,477				
Adjusted Cost	= 222,632	Value Per SqFt	138.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,905		
Lot Value	90,572		
Indicated Value	232,477	138.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,477	138.30	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	27216		158	158	26.43		4,176
PATO	SLAB PORCH - OPEN	27217		506	506	8.60		4,352



Rogers

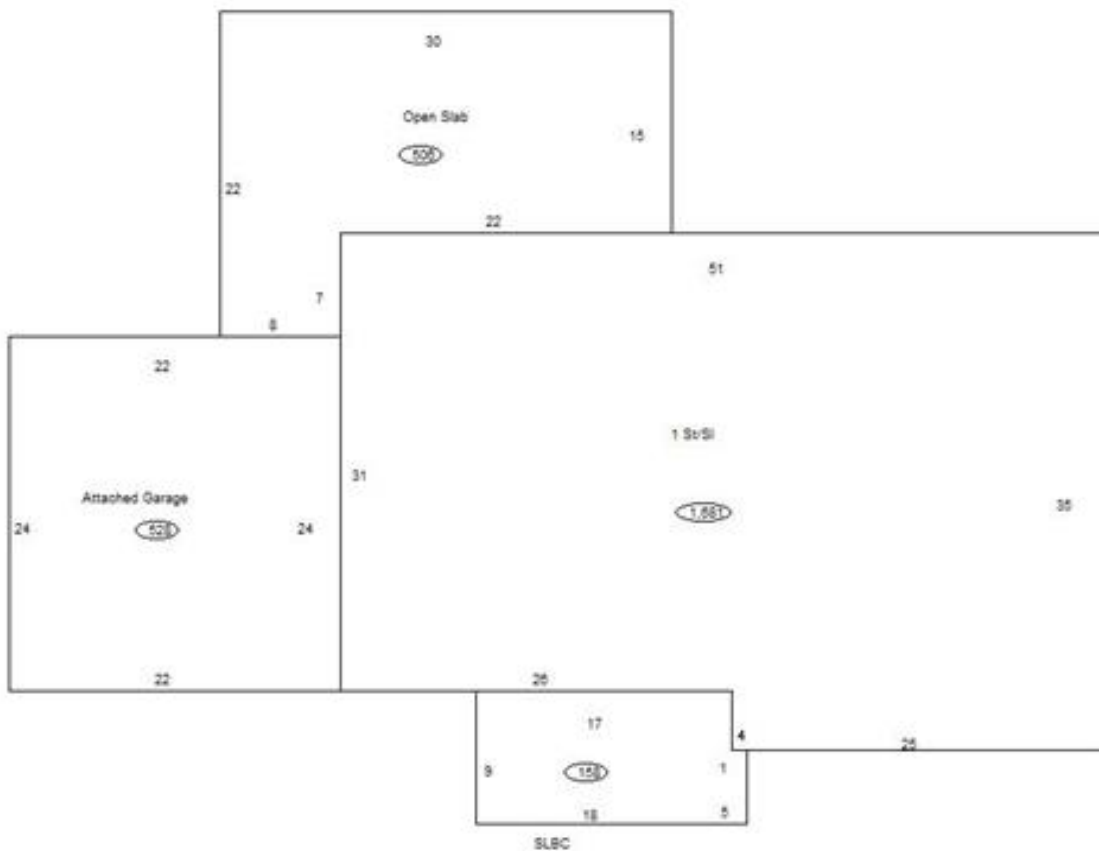
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Sketch Image

660011544



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,681	1.000	1,681
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	158	1.000	158
4	M	PATO		10	Open Slab	506	1.000	506
Total Building Area						1,681		1,681