



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:23:33
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011547 Parcel ID 000000-00-0-00096-001-0007 Cadastral ID 11-21-14-03660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125344 STEPHENSON, GARY L & BEVERLY J REVOCABLE LIVING TRUST 16351 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16351 E 112TH ST N Subdivision BUSHLAND ESTATES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31799180 -95.78943623																																																																																																																									
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Date 04/16/2026
Time 21:23:33
Page 2

Lot Data		Square-Foot - NBHD 1047 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.2572							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	54,765.00 x 1.69 = 92,416			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/30/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	92,416			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture				Indicated Value 293,601 176.87 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Stone			Selection Model A Adam Test				
Base/Total Area	1,660 / 1,660			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 6				
HVAC	100% Warmed & Cooled Air			Indicated Value 302,390 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,660			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 154,431				
Bed/F/H Bath	3 / 2.0 /			Lot Value 92,416				
Basement Area				Indicated Value 246,847 148.70 Per SqFt				
Garage Type	975 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 60,338				
Year/Eff Age	1977 / 37			Total Value 307,185 185.05 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	117.49	Total Misc Impr	+ 10,938					
Roofing Adj	+ 4.88	Garage Cost	+ 29,045					
Subfloor Adj	+ -2.31	Total RCN	= 275,769					
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 121,338					
Plumbing Adj	+ 9.34	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 154,431					
Adj Base Cost	= 142.04	Lot Value	+ 92,416					
Total Area	x 1,660	Indicated Value	= 246,847					
Adjusted Cost	= 235,786	Value Per SqFt	148.70					
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	27228		100	100	26.62		2,662
PATO	SLAB PORCH - OPEN	27229	20x15		300	8.87		2,661



Rogers

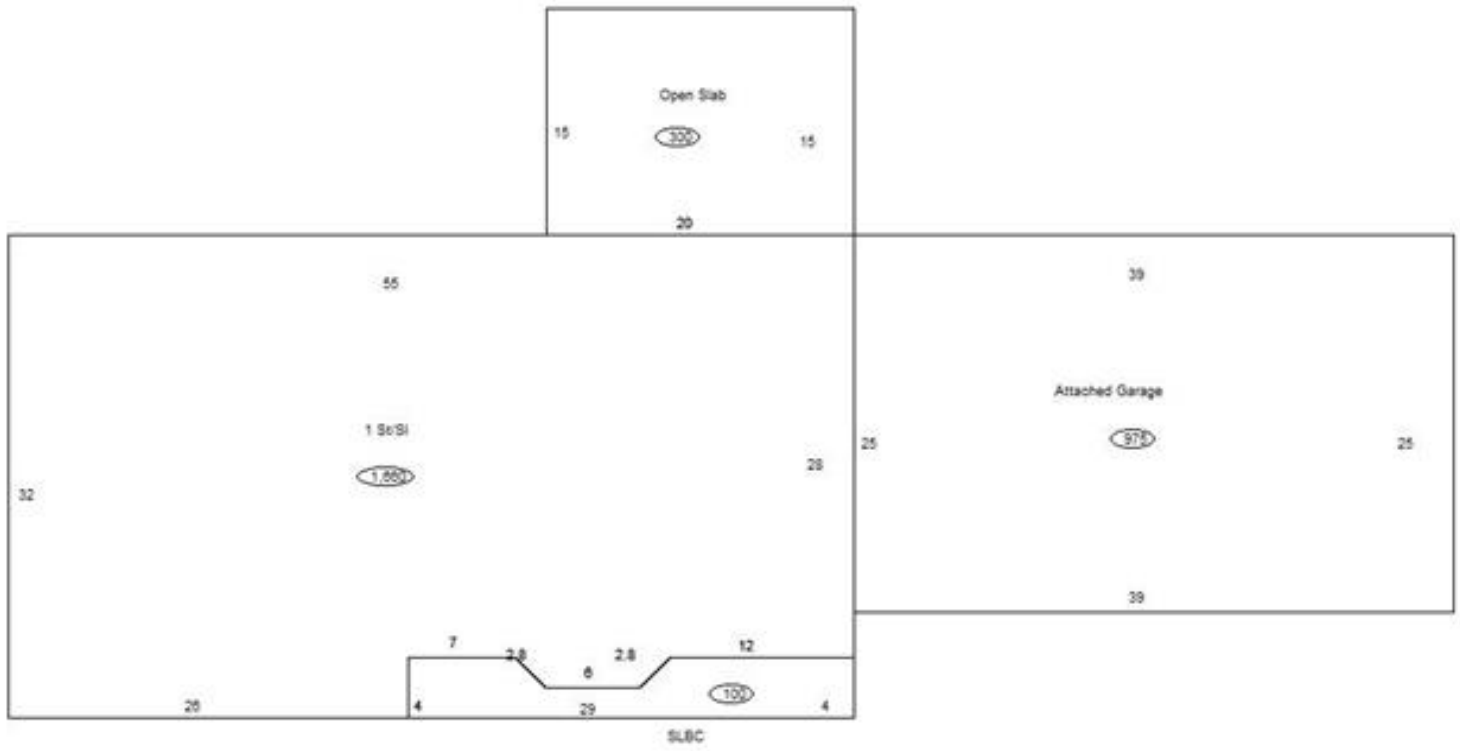
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 Time 21:23:33
 Page 3

Sketch Image

660011547



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,660	1.000	1,660
2	G	1		10	Attached Garage	975	1.000	975
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PATO		10	Open Slab	300	1.000	300
Total Building Area						1,660		1,660



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 Page 4

660011547

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25.84 x 2,400) 62,016		Modifier Total	RCN 62,016	Depr (5% Phys/ % Func) 3,101	RCNLD 58,915
	STF	STG FAIR	0x0x0			320
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 320) 1,498		Modifier Total	RCN 1,498	Depr (5% Phys/ % Func) 75	RCNLD 1,423