



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:24:06  
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Assessment Data					Primary Image				
Account	660011575								
Parcel ID	000000-00-0-00096-005-0007								
Cadastral ID	11-21-14-03940								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	125814								
BEAL, RODNEY G &									
TERRY L									
16174 E 111TH ST N									
OWASSO OK 74055-0000									
Parcel Location									
Situs	16174 E 111TH ST N								
Subdivision	BUSHLAND ESTATES								
Lot/Block	0007 / 0005	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: 36.31508609 -95.79101090									
LOT 7 BLOCK 5 BUSHLAND ESTATES									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 168	NEW DTCH ACC BLDG 30X40	06/2024	08/2024	30,676					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
812/509			72,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value 98,146	33,723	11%	3,710	Assessed	22,014	2,156.49	
Year Frozen	0	Improvements 183,682	166,403		18,304	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	
TIF Project ID	0	Total Value 281,828	200,126		22,014	Total Taxable	21,014	2,059.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011575	BEAL, RODNEY G &	3	269,581	1000	20,373	1,996.00		
2024	2024-660011575	BEAL, RODNEY G &	3	278,637	1000	16,964	1,630.00		
2023	2023-660011575	BEAL, RODNEY G &	3	225,213	1000	16,441	1,541.00		
2022	2022-660011575	BEAL, RODNEY G &	3	202,663	1000	15,934	1,561.00		
2021	2021-660011575	BEAL, RODNEY G &	3	190,102	1000	15,440	1,494.00		
2020	2020-660011575	BEAL, RODNEY G &	3	190,957	1000	14,961	1,445.00		
2019	2019-660011575	BEAL, RODNEY G &	3	181,668	1000	14,496	1,401.00		
2018	2018-660011575	BEAL, RODNEY G &	3	186,721	1000	14,045	1,307.00		
2017	2017-660011575	BEAL, RODNEY G &	3	185,176	1000	13,607	1,280.00		
2016	2016-660011575	BEAL, RODNEY G &	3	180,569	1000	13,181	1,241.00		
2015	2015-660011575	BEAL, RODNEY G &	3	180,159	1000	12,768	1,211.00		
2014	2014-660011575	BEAL, RODNEY G &	3	181,494	1000	12,368	1,184.00		
2013	2013-660011575	BEAL, RODNEY G &	3	160,666	1000	11,978	1,122.00		



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3793	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	60,084.00 x 1.63 = 98,146	
Factor Value		
Adjustments	1.0000	
Lot Value	98,146	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,729 / 1,729
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,729
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	598 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	220,271	127.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	238,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.57	Total Misc Impr	+	23,588			
Roofing Adj	+ 4.39	Garage Cost	+	15,751			
Subfloor Adj	+ -1.15	Total RCN	=	271,941			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	125,093			
Plumbing Adj	+ 10.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	146,848			
Adj Base Cost	= 134.53	Lot Value	+	98,146			
Total Area	x 1,729	Indicated Value	=	244,994			
Adjusted Cost	= 232,602	Value Per SqFt		141.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,848		
Lot Value	98,146		
Indicated Value	244,994	141.70	Per SqFt
Agland Value			
Site Improvements	36,834		
Total Value	281,828	163.00	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	27350		335	335	23.18		7,765
PRCH	SLAB PORCH - COVERED	27351	26x18		468	22.92		10,727



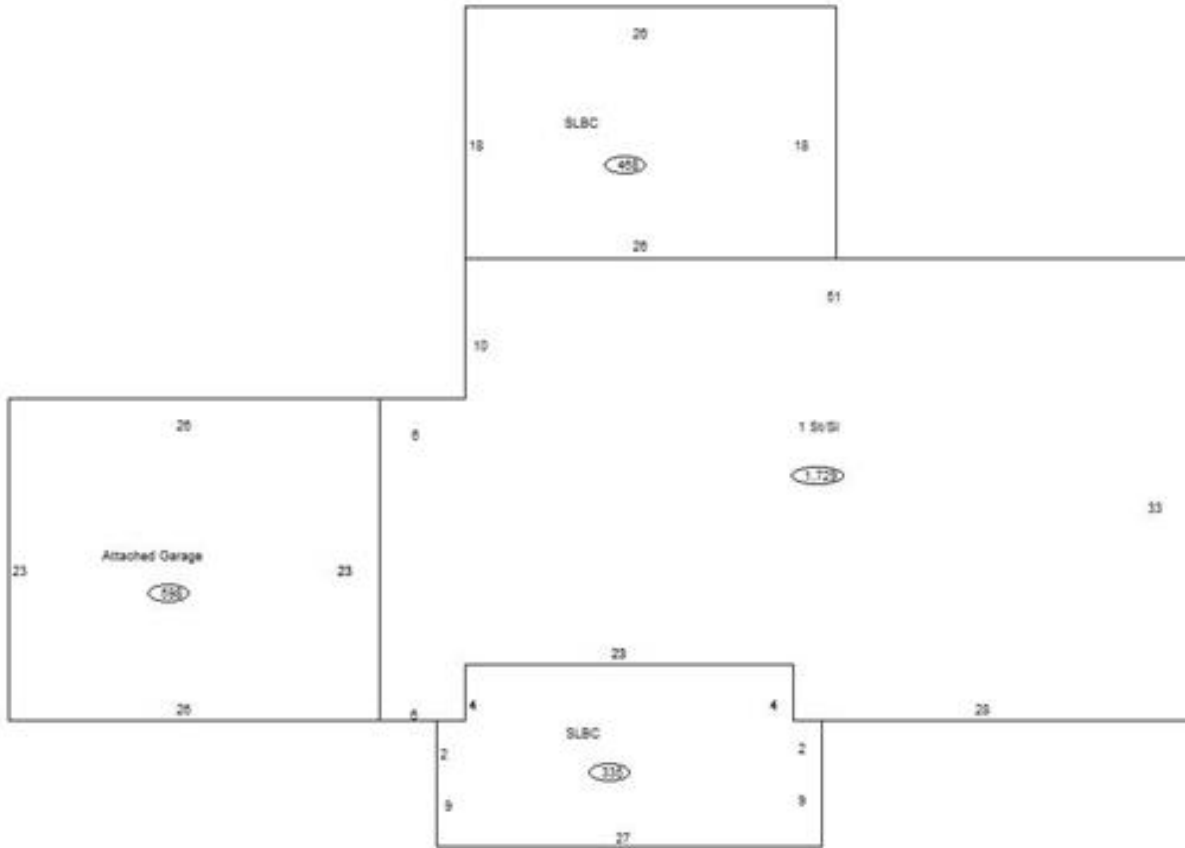
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,729	1.000	1,729
2	G	1		10	Attached Garage	598	1.000	598
3	M	PRCH		10	SLBC	335	1.000	335
4	M	PRCH		10	SLBC	468	1.000	468
<b>Total Building Area</b>						1,729		1,729



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.80 x 1,200)	36,960	36,960	1,109	35,851
	STF	STG FAIR	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 600)	2,808	2,808	1,825	983