



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 660011835 Parcel ID 000000-00-0-00882-001-0001 Cadastral ID 11-21-14-06540 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 322612 JOHNSON, BILLY J 16101 E 109TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16101 E 109TH ST N Subdivision VILLAGE EXTENDED Lot/Block 0001 / 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: 36.31255037 -95.79399195																																																																																																																									
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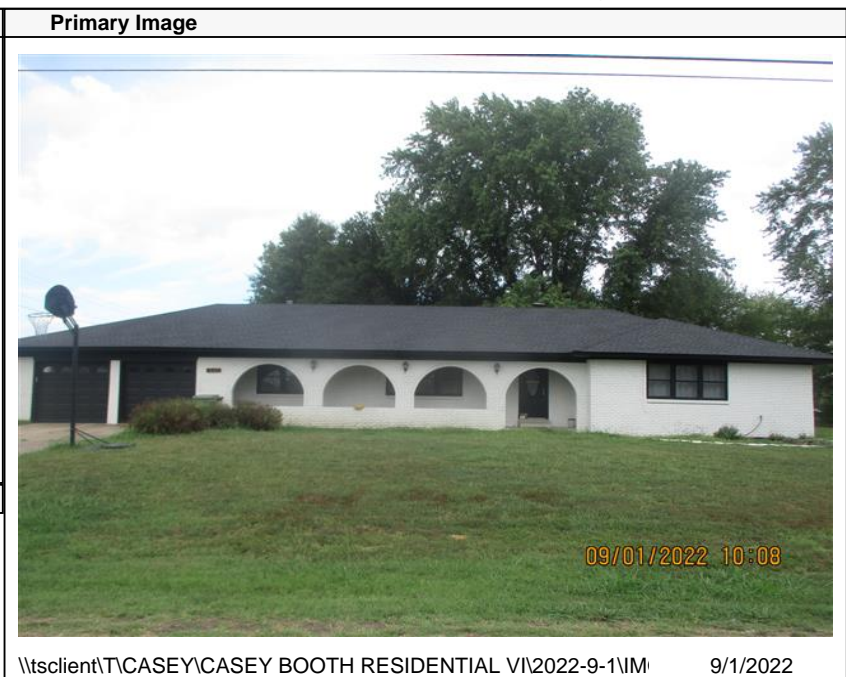
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2175		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	53,035.00 x 1.71 = 90,548		
Factor Value			
Adjustments	1.0000		
Lot Value	90,548		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,185 / 2,185
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,185
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	229,997	105.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	281,830		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.80	Total Misc Impr	+ 12,857
Roofing Adj	+ 4.54	Garage Cost	+ 16,086
Subfloor Adj	+ -2.43	Total RCN	= 307,509
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 135,304
Plumbing Adj	+ 8.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,205
Adj Base Cost	= 127.49	Lot Value	+ 90,548
Total Area	x 2,185	Indicated Value	= 262,753
Adjusted Cost	= 278,566	Value Per SqFt	120.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,205		
Lot Value	90,548		
Indicated Value	262,753	120.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	262,753	120.25	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	28311	39x5		195	26.32		5,132
PATO	SLAB PORCH - OPEN	28312	20x10		200	10.55		2,110



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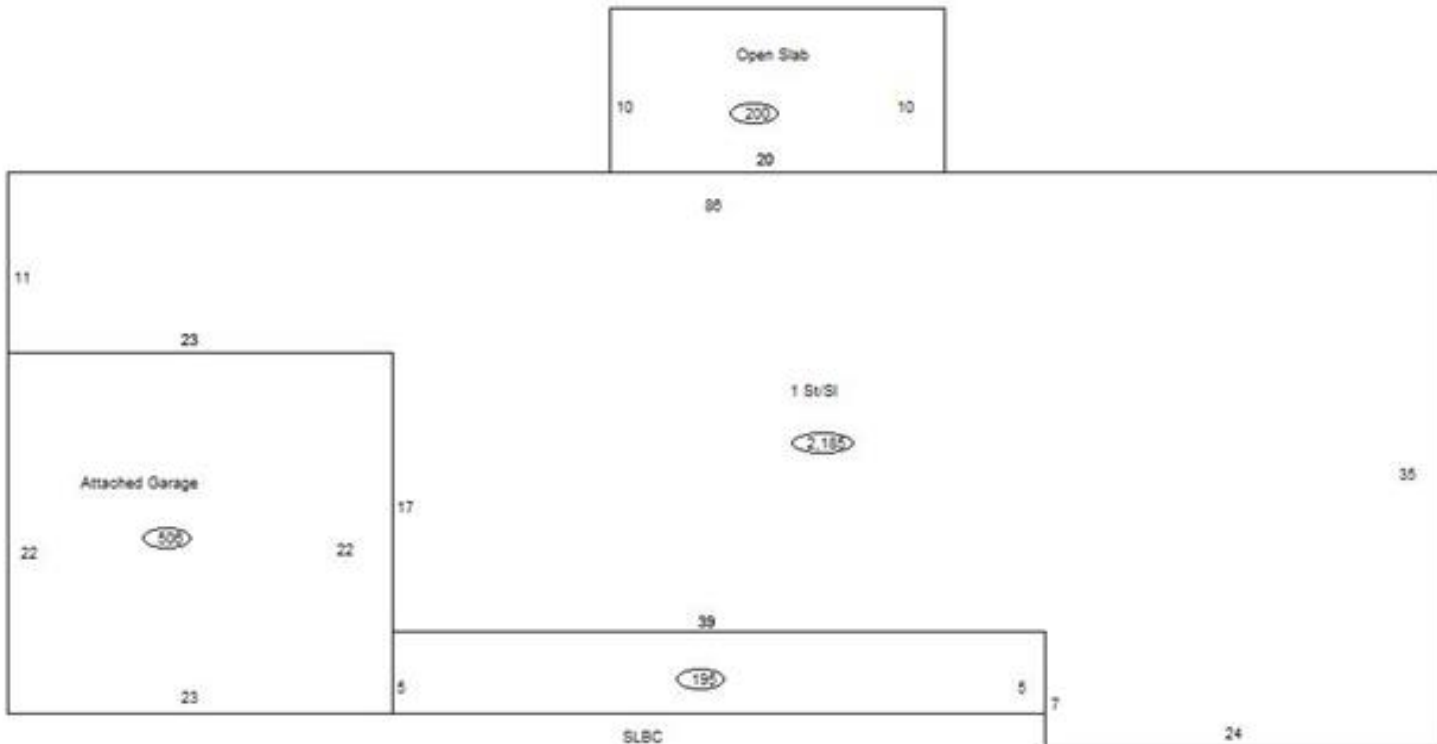
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,185	1.000	2,185
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	195	1.000	195
4	M	PATO		10	Open Slab	200	1.000	200
Total Building Area						2,185		2,185



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x14x0			196
	Qual 2	Cond 3	Year	Eff Age 1520		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 196)	917	917	917	
	CP	CARPORT DIRT	16x16x0			256
	Qual 1	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 256)	896	896	896	