



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:13:00
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Assessment Data					Primary Image																																																																																																																				
Account 660013695 Parcel ID 21N14E-14-3-00000-000-0000 Cadastral ID 14-21-14-00800 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 137814 VANAMAN, WILLIAM H TRUSTEE 16501 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16501 E 96TH ST N Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 14 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29346826 -95.78704112																																																																																																																									
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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.3739		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	103,408.00 x .45 = 46,268		
Factor Value			
Adjustments	1.0000		
Lot Value	46,268		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,456
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,239	208.96	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	94.30	Total Misc Impr	+ 15,562
Roofing Adj	+ 4.26	Garage Cost	+ 15,751
Subfloor Adj	+ -1.12	Total RCN	= 203,965
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 95,864
Plumbing Adj	+ 9.67	Lump Sums	+ 4,683
Basement Adj	+ 0.00	RCNLD	= 112,784
Adj Base Cost	= 118.58	Lot Value	+ 46,268
Total Area	x 1,456	Indicated Value	= 159,052
Adjusted Cost	= 172,652	Value Per SqFt	109.24

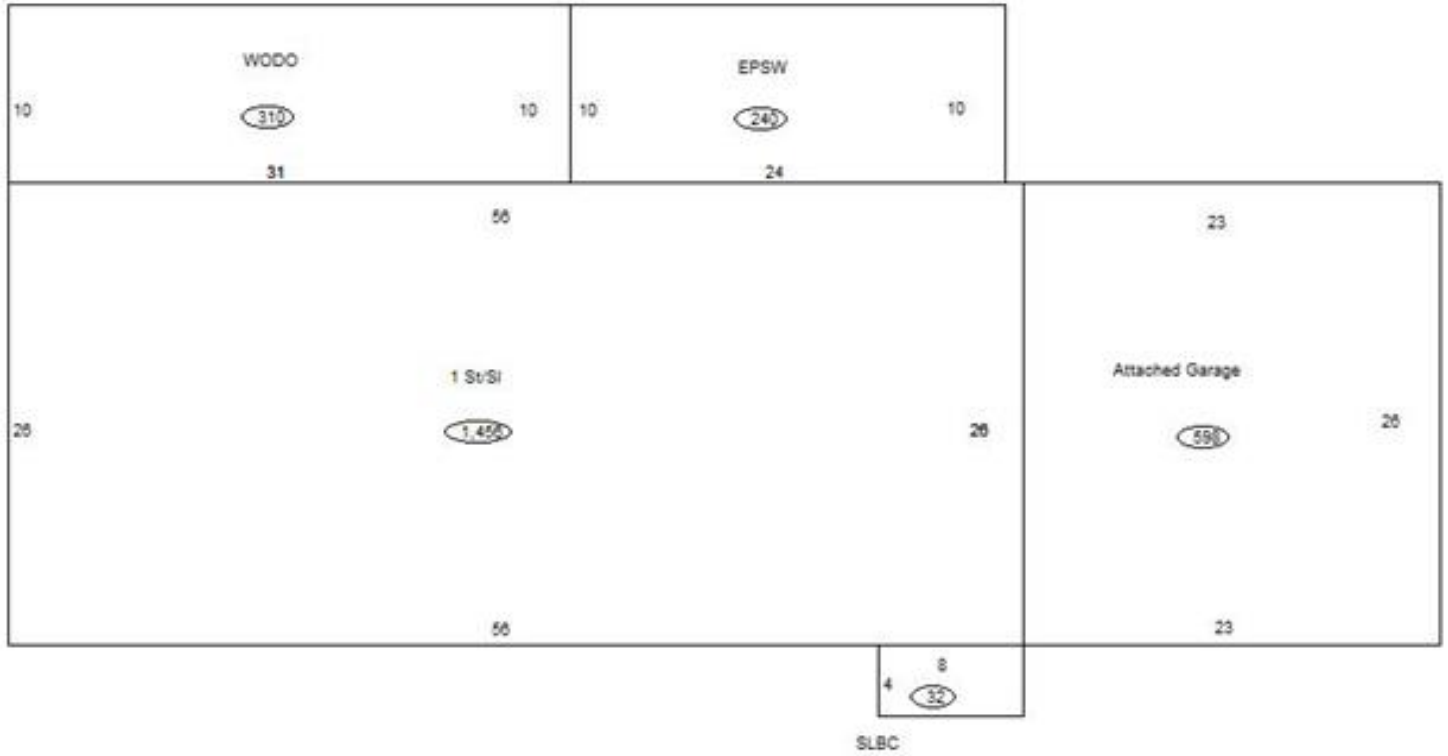
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,784		
Lot Value	46,268		
Indicated Value	159,052	109.24	Per SqFt
Agland Value			
Site Improvements	139,371		
Total Value	298,423	204.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32790	8x4		32	24.17		773
EPSW	ENCLOSED PORCH - SOLID WALL	32791	24x10		240	61.62		14,789
WODO	WOOD DECK - OPEN	32792	31x10		310	16.07	6%	4,683



Sketch Image

660013695



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,456	1.000	1,456
2	G	1		10	Attached Garage	598	1.000	598
3	M	PRCH		10	SLBC	32	1.000	32
4	M	EPSW		10	EPSW	240	1.000	240
5	M	WODO		10	WODO	310	1.000	310
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x60x0			1,800
	Qual 4	Cond 3	Year 2011	Eff Age		
	Valuation Summary Base Cost (31.88 x 1,800) 57,384		Modifier Total	RCN 57,384	Depr (0% Phys/ % Func)	RCNLD 57,384
	BARN	BARN	24x30x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 720) 7,546		Modifier Total	RCN 7,546	Depr (60% Phys/ % Func) 4,528	RCNLD 3,018
	UTIL	SHOP BUILDING	42x83x0			3,486
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25.17 x 3,486) 87,743		Modifier Total	RCN 87,743	Depr (10% Phys/ % Func) 8,774	RCNLD 78,969