



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:52
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Assessment Data					Primary Image																																																																																																																				
Account 660013721 Parcel ID 000000-00-0-00423-002-0008 Cadastral ID 14-21-14-02600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339296 XIONG, VISUAL & JADA 16147 E 99TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16147 E 99TH ST N Subdivision L&M HOMES Lot/Block 0008 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29807768 -95.79145867 LOT 7 & 8 BLOCK 2 L & M HOMES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1158	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,604.00 x 1.23 = 59,654	
Factor Value		
Adjustments	1.5378	
Lot Value	91,737	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,477	114.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	275,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.76	Total Misc Impr	+	14,869			
Roofing Adj	+ 4.78	Garage Cost	+	16,086			
Subfloor Adj	+ -2.28	Total RCN	=	272,103			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	108,841			
Plumbing Adj	+ 8.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,262			
Adj Base Cost	= 130.28	Lot Value	+	91,737			
Total Area	x 1,851	Indicated Value	=	254,999			
Adjusted Cost	= 241,148	Value Per SqFt		137.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,262		
Lot Value	91,737		
Indicated Value	254,999	137.76	Per SqFt
Agland Value			
Site Improvements	368		
Total Value	255,367	137.96	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	32858	8x4		32	26.83		859
PRCH	SLAB PORCH - COVERED	32859	324		324	25.91		8,395



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			288
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 288)	1,227		1,227	859
						368