




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:39
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Assessment Data					Primary Image																																																																																																																				
Account 660013723 Parcel ID 000000-00-0-00423-003-0004 Cadastral ID 14-21-14-02630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339891 MARTINEZ, HECTOR & WILMA AREVALO DE TORRES 16108 E 99TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16108 E 99TH ST N Subdivision L&M HOMES Lot/Block 0004 / 0003 Parcel Size 2 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_005i 8/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29712208 -95.79257770																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1332 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,363.00 x 1.22 = 60,110 Factor Value Adjustments 1.0000 Lot Value 60,110		

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	2,460 / 2,460
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,460
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 44

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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	219,888	89.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	278,120		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,414		
Lot Value	60,110		
Indicated Value	243,524	98.99	Per SqFt
Agland Value			
Site Improvements	23,640		
Total Value	267,164	108.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.03	Total Misc Impr	+	27,500			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ -1.99	Total RCN	=	314,410			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	154,061			
Plumbing Adj	+ 5.76	Lump Sums	+	23,065			
Basement Adj	+ 0.00	RCNLD	=	183,414			
Adj Base Cost	= 116.63	Lot Value	+	60,110			
Total Area	x 2,460	Indicated Value	=	243,524			
Adjusted Cost	= 286,910	Value Per SqFt		98.99			

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
PATO	SLAB PORCH - OPEN	32865	44x15		660	8.60		5,676
PRCH	SLAB PORCH - COVERED	32866	17x4		68	26.71		1,816
PRCH	SLAB PORCH - COVERED	32867	38x15		570	25.25		14,393
WODC	WOOD DECK - COVERED	32868	780		780	29.57		23,065



Rogers

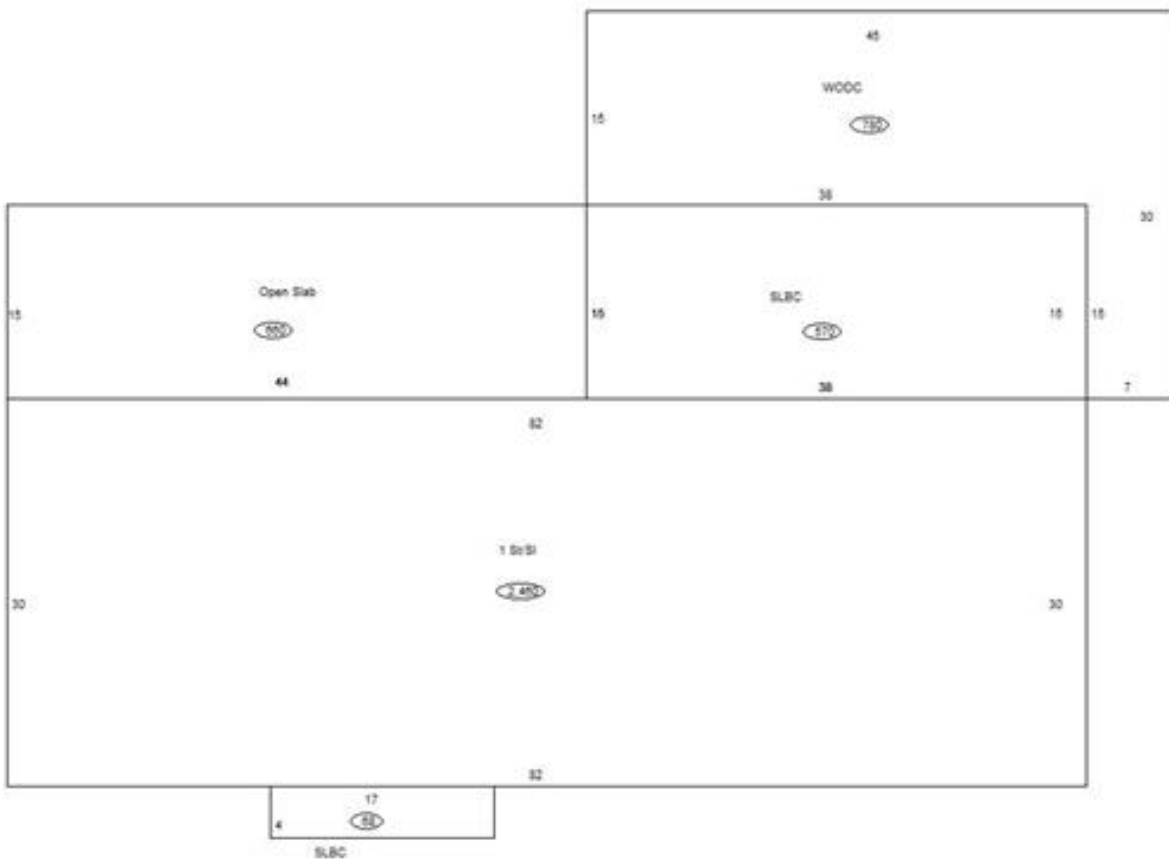
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Sketch Image

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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	2,460	1.000	2,460
2	M	PATO		10	Open Slab	660	1.000	660
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PRCH		10	SLBC	570	1.000	570
5	M	WODC		10	WODC	780	1.000	780
Total Building Area						2,460		2,460



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 160)		1,677		1,677	1,677	
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520		11,520	2,880	8,640
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	15,000	15,000