



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:09:58
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Assessment Data					Primary Image																																																																																																																				
Account 660013725 Parcel ID 000000-00-0-00423-003-0006 Cadastral ID 14-21-14-02650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 134414 ZIBELL, GAIL CHRISTINE 16119 E 98TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16119 E 98TH ST N Subdivision L&M HOMES Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/12/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_006 8/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29628399 -95.79228285 LOT 6 BLOCK 3 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	1.1344	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,413.00 x 1.22 = 60,140	
Factor Value		
Adjustments	1.0000	
Lot Value	60,140	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,004 / 2,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,004
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_006I 8/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,473	112.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	326,540		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,912		
Lot Value	60,140		
Indicated Value	215,052	107.31	Per SqFt
Agland Value			
Site Improvements	426		
Total Value	215,478	107.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.08	Total Misc Impr	+	15,526			
Roofing Adj	+ 4.07	Garage Cost	+	20,528			
Subfloor Adj	+ -1.09	Total RCN	=	261,604			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	109,874			
Plumbing Adj	+ 7.02	Lump Sums	+	3,182			
Basement Adj	+ 0.00	RCNLD	=	154,912			
Adj Base Cost	= 112.55	Lot Value	+	60,140			
Total Area	x 2,004	Indicated Value	=	215,052			
Adjusted Cost	= 225,550	Value Per SqFt		107.31			

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	32874	51x4		204	23.55		4,804
PRCH	SLAB PORCH - COVERED	32875	20x12		240	23.44		5,626
WODO	WOOD DECK - OPEN	32876	20x12		240	18.94	30%	3,182



Rogers

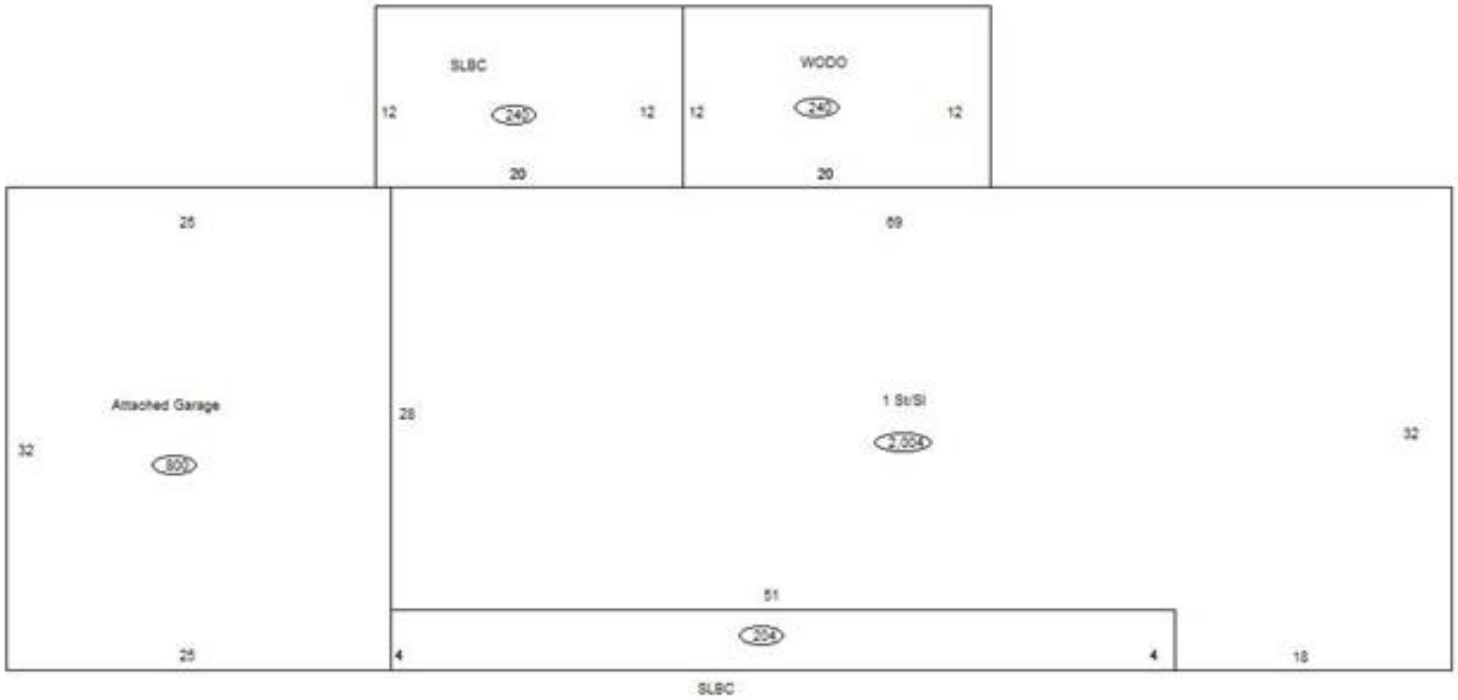
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Sketch Image

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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/Sl	2,004	1.000	2,004
2	G	1		10	Attached Garage	800	1.000	800
3	M	PRCH		10	SLBC	204	1.000	204
4	M	PRCH		10	SLBC	240	1.000	240
5	M	WODO		10	WODO	240	1.000	240
Total Building Area						2,004		2,004



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	10x20x0			200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 200)		852		852	426	426
	STF	STG FAIR	12x16x0			192	
	Qual	2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899		899	899	