



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013726 Parcel ID 000000-00-0-00423-003-0007 Cadastral ID 14-21-14-02660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 134444 GLOVER, RONALD A & NANCY J 16131 E 98TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 16131 E 98TH ST N Subdivision L&M HOMES Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29629380 -95.79176261					Building Permits																																																																																																																				
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Time 22:10:00
Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1472	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,973.00 x 1.21 = 60,476	
Factor Value		
Adjustments	1.0000	
Lot Value	60,476	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,574 / 1,574
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,574
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_006 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	210,332	133.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	303,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.37	Total Misc Impr	+	14,870			
Roofing Adj	+ 4.47	Garage Cost	+	15,316			
Subfloor Adj	+ -1.15	Total RCN	=	228,683			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	96,047			
Plumbing Adj	+ 8.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,636			
Adj Base Cost	= 126.11	Lot Value	+	60,476			
Total Area	x 1,574	Indicated Value	=	193,112			
Adjusted Cost	= 198,497	Value Per SqFt		122.69			

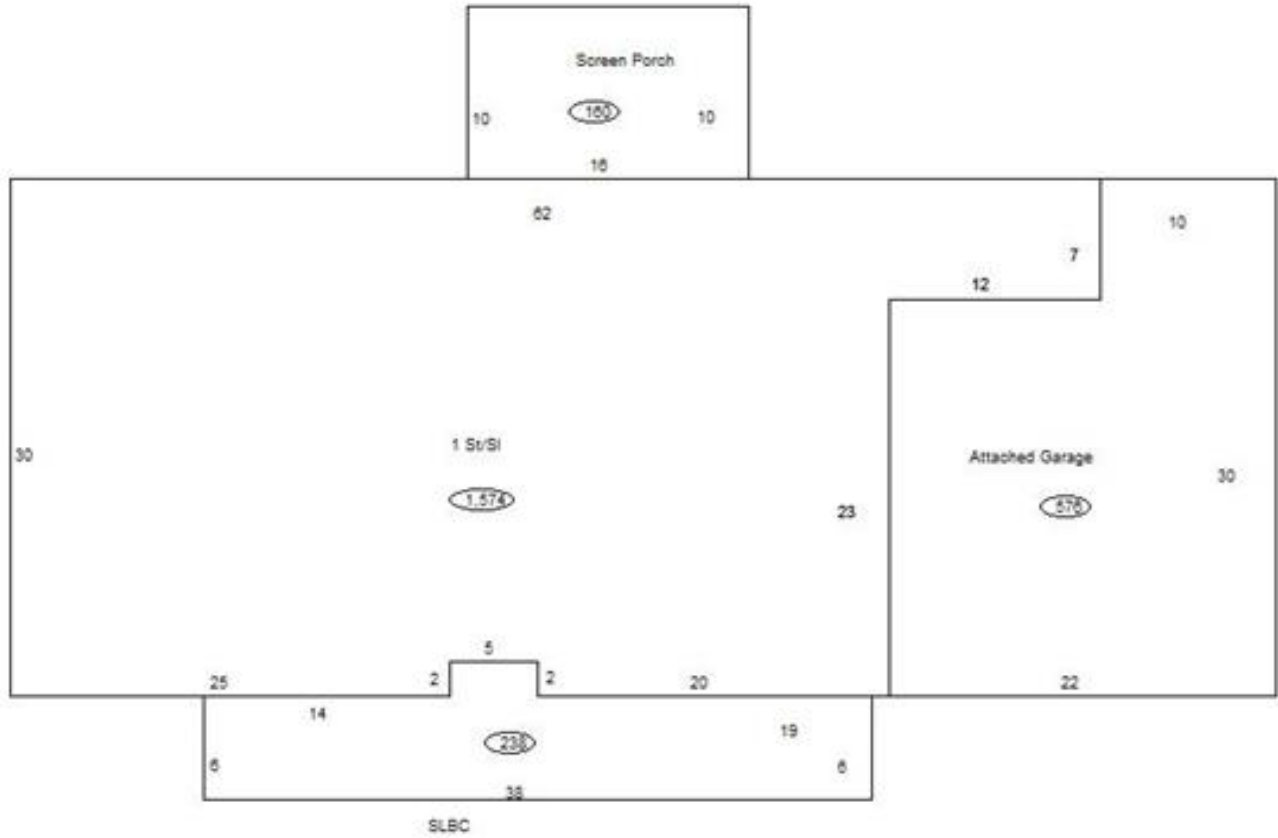
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,636		
Lot Value	60,476		
Indicated Value	193,112	122.69	Per SqFt
Agland Value			
Site Improvements	32,670		
Total Value	225,782	143.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	32879	16x10		160	26.22		4,195
PRCH	SLAB PORCH - COVERED	32880	238		238	23.44		5,579



Sketch Image

660013726



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,574	1.000	1,574
2	G	1		10	Attached Garage	576	1.000	576
3	M	EPKS		10	Screen Porch	160	1.000	160
4	M	PRCH		10	SLBC	238	1.000	238
Total Building Area						1,574		1,574



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Page 4

660013726

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	3,630	32,670