



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660019750 <b>Parcel ID</b> 000000-00-0-00465-001-0001 <b>Cadastral ID</b> 23-21-14-02980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 254774 TURNER, LARRY DEAN &  KIMBERLY KAY 16331 E 86TH ST N OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 16331 E 86TH ST N <b>Subdivision</b> LOLLAR HEIGHTS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.27901956 -95.78948428					<b>Building Permits</b>																																																	
<b>LOT 1 BLOCK 1 LOLLAR HEIGHTS</b>					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	899/782	JACKSON, RAMONA TRUSTEE	11/12/1992	89,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 124,087</td> <td>59,175</td> <td>11%</td> <td>6,509</td> <td>Assessed</td> <td>29,319</td> <td>2,872.09</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 238,871</td> <td>207,368</td> <td></td> <td>22,810</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 362,958</td> <td>266,543</td> <td></td> <td>29,319</td> <td>Total Taxable</td> <td>28,319</td> <td>2,774.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 124,087	59,175	11%	6,509	Assessed	29,319	2,872.09	Year Frozen	0	Improvements 238,871	207,368		22,810	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 362,958	266,543		29,319	Total Taxable	28,319	2,774.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019750	TURNER, LARRY DEAN &	3	348,476	1000	27,466	2,691.00																																															
2024	2024-660019750	TURNER, LARRY DEAN &	3	323,783	1000	26,637	2,559.00																																															
2023	2023-660019750	TURNER, LARRY DEAN &	3	263,316	1000	25,832	2,421.00																																															
2022	2022-660019750	TURNER, LARRY DEAN &	3	236,822	1000	25,050	2,454.00																																															
2021	2021-660019750	TURNER, LARRY DEAN &	3	260,266	1000	27,629	2,673.00																																															
2020	2020-660019750	TURNER, LARRY DEAN &	3	255,805	1000	27,107	2,619.00																																															
2019	2019-660019750	TURNER, LARRY DEAN &	3	248,073	1000	26,288	2,541.00																																															
2018	2018-660019750	TURNER, LARRY DEAN &	3	260,633	1000	27,670	2,576.00																																															
2017	2017-660019750	TURNER, LARRY DEAN &	3	257,750	1000	27,353	2,573.00																																															
2016	2016-660019750	TURNER, LARRY DEAN &	3	251,325	1000	26,609	2,505.00																																															
2015	2015-660019750	TURNER, LARRY DEAN &	3	243,682	1000	25,805	2,447.00																																															
2014	2014-660019750	TURNER, LARRY DEAN &	3	246,028	1000	25,083	2,401.00																																															
2013	2013-660019750	TURNER, LARRY DEAN &	3	233,467	1000	24,324	2,279.00																																															



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1416		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,727.00 x 2.50 = 124,087		
Factor Value			
Adjustments	1.0000		
Lot Value	124,087		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,948 / 2,948
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,948
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	608 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	328,578 111.46 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	386,200 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	198,493
Lot Value	124,087
Indicated Value	322,580 109.42 Per SqFt
Agland Value	
Site Improvements	40,378
Total Value	362,958 123.12 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.67	Total Misc Impr	+ 13,183
Roofing Adj	+ 4.39	Garage Cost	+ 18,544
Subfloor Adj	+ -2.06	Total RCN	= 389,201
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	- 190,708
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,493
Adj Base Cost	= 121.26	Lot Value	+ 124,087
Total Area	x 2,948	Indicated Value	= 322,580
Adjusted Cost	= 357,474	Value Per SqFt	109.42

### 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	48034	20x12		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	48035	8x6		48	26.78		1,285





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.91 x 1,500)	44,865	44,865	4,487	40,378