



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660019751 Parcel ID 000000-00-0-00465-001-0002 Cadastral ID 23-21-14-02990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343975 GLOVER, JONATHAN R & AMANDA JO 16341 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16341 E 86TH ST N Subdivision LOLLAR HEIGHTS Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27900996 -95.78892087																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0455 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,541.00 x 2.63 = 119,692 Factor Value Adjustments 1.3202 Lot Value 158,020		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,602 / 1,602
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,602
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,065	108.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	244,110 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,247		
Lot Value	158,020		
Indicated Value	296,267	184.94	Per SqFt
Agland Value			
Site Improvements	917		
Total Value	297,184	185.51	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.45	Total Misc Impr	+ 25,854				
Roofing Adj	+ 4.46	Garage Cost	+ 14,325				
Subfloor Adj	+ -1.15	Total RCN	= 246,869				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 108,622				
Plumbing Adj	+ 8.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 138,247				
Adj Base Cost	= 129.02	Lot Value	+ 158,020				
Total Area	x 1,602	Indicated Value	= 296,267				
Adjusted Cost	= 206,690	Value Per SqFt	184.94				

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	48038		20	20	24.21		484
CPDT	CARPORT - DETACHED	48039	24x18		432	10.74		4,640
PRCH	SLAB PORCH - COVERED	48040		85	85	24.00		2,040
EPSW	ENCLOSED PORCH - SOLID WALL	48041	20x11		220	61.79		13,594



Rogers

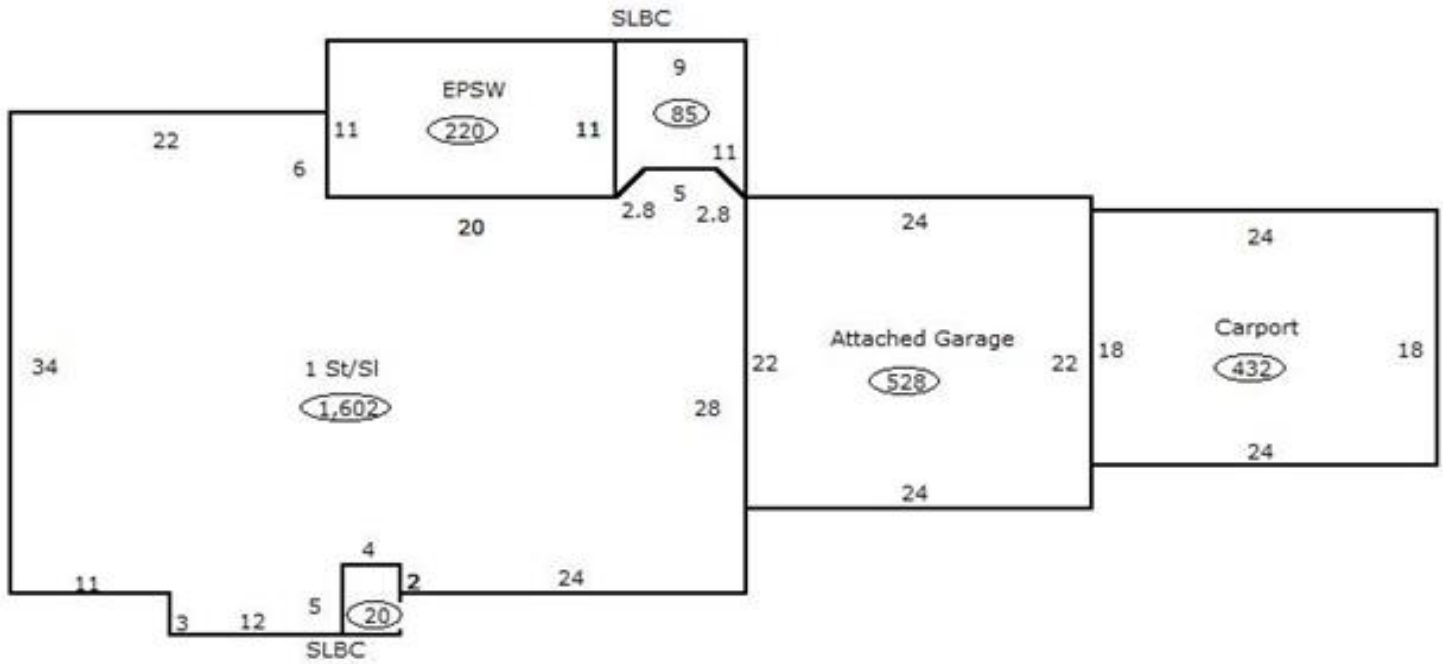
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Sketch Image

660019751



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,602	1.000	1,602
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	20	1.000	20
4	M	CPDT		13	Carport	432	1.000	432
5	M	PRCH		13	SLBC	85	1.000	85
6	M	EPSW		13	EPSW	220	1.000	220
Total Building Area						1,602		1,602



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	14x20x0			280	
	Qual	2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 280)	1,310		1,310	393	917