



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:37:54
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Assessment Data					Primary Image																																																																																																																				
Account 660019761 Parcel ID 000000-00-0-00465-001-0012 Cadastral ID 23-21-14-03090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 133314 MCELRATH, MALLORY S TRUSTEE 16523 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16523 E 86TH ST N Subdivision LOLLAR HEIGHTS Lot/Block 0012 / 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: 36.27899077 -95.78774945																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9615 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 41,883.00 x 2.70 = 113,084 Factor Value Adjustments 1.0000 Lot Value 113,084		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Vinyl
Base/Total Area	1,235 / 2,115
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,235
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	516 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	257,387	121.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	283,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.08	Total Misc Impr	+ 15,738				
Roofing Adj	+ 3.48	Garage Cost	+ 20,397				
Subfloor Adj	+ -2.23	Total RCN	= 300,933				
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 120,373				
Plumbing Adj	+ 8.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 180,560				
Adj Base Cost	= 125.20	Lot Value	+ 113,084				
Total Area	x 2,115	Indicated Value	= 293,644				
Adjusted Cost	= 264,798	Value Per SqFt	138.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,560		
Lot Value	113,084		
Indicated Value	293,644	138.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	293,644	138.84	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48083	22x12		264	28.59		7,548
PRCH	SLAB PORCH - COVERED	48084	20x3		60	29.34		1,760



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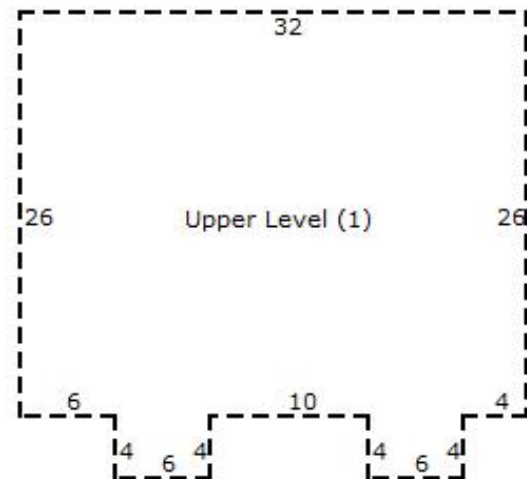
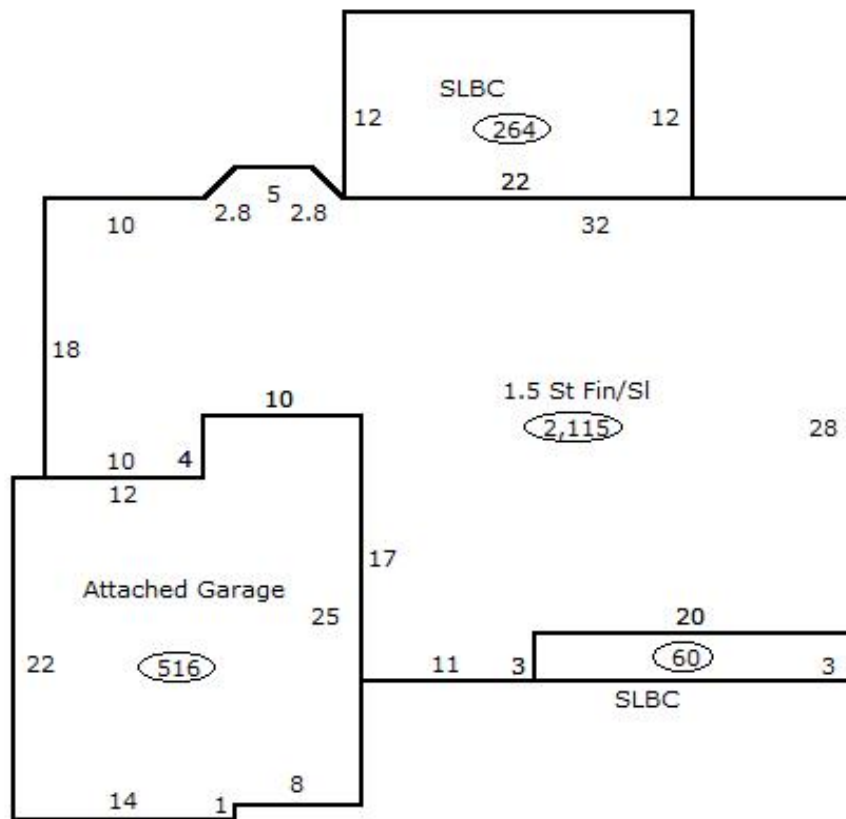
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,235	1.713	2,115
2	G	1		13	Attached Garage	516	1.000	516
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	60	1.000	60
5	U	^UL		13	Upper Level (1)	880	1.000	880
Total Building Area						1,235		2,115



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age 1520	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)	449		449	449