



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:38:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019783 <b>Parcel ID</b> 000000-00-0-00522-001-0012 <b>Cadastral ID</b> 23-21-14-03320 <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> 303041 BROCK, ANGELA SUE  PO BOX 831 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16204 E 96TH ST N <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0012 / 0001 Parcel Size .5 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29256067 -95.79149039																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.3273							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	101,377.00 x .86 = 87,611							
Factor Value								
Adjustments	1.0000							
Lot Value	87,611							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Veneer, Stone							
Base/Total Area	2,045 / 2,045							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,045							
Fixture/RghIn	8 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1973 / 40							
<b>Cost Approach</b> Manual : 01/2025								
Base Cost	105.90	Total Misc Impr	+	7,998				
Roofing Adj	+ 4.24	Garage Cost	+					
Subfloor Adj	+ -1.09	Total RCN	=	264,891				
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	-	127,148				
Plumbing Adj	+ 5.10	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	137,743				
Adj Base Cost	= 125.62	Lot Value	+	87,611				
Total Area	x 2,045	Indicated Value	=	225,354				
Adjusted Cost	= 256,893	Value Per SqFt		110.20				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	157,772	77.15	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	6							
Indicated Value	245,120	Per SqFt						
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	137,743							
Lot Value	87,611							
Indicated Value	225,354	110.20	Per SqFt					
Agland Value								
Site Improvements	12,000							
Total Value	237,354	116.07	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48170	138		138	23.81		3,286
PRCH	SLAB PORCH - COVERED	48171	200		200	23.56		4,712

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



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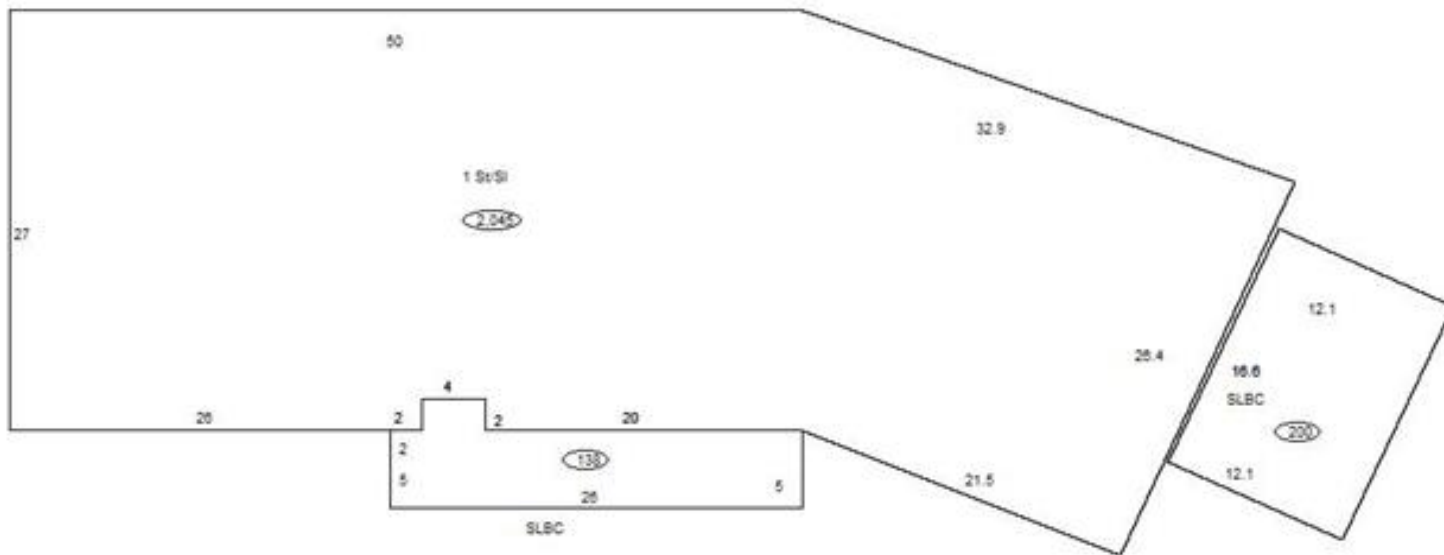
Date 04/16/2026

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### Sketch Image

660019783



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,045	1.000	2,045
2	M	PRCH		10	SLBC	138	1.000	138
3	M	PRCH		10	SLBC	200	1.000	200
<b>Total Building Area</b>						2,045		2,045



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x40x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 1,000)		16,000	16,000	4,000		12,000