



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019815 Parcel ID 000000-00-0-00522-001-0034 Cadastral ID 23-21-14-03635 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 273768 RUSSELL, ALBERT A & JESSICA L 16518 E 93RD ST N OWASSO OK 74055-8310 Parcel Location Situs 16518 E 93RD ST N Subdivision MORGANS ACRES 2 Lot/Block 0034 / 0001 Parcel Size 1.25 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28804958 -95.78557487																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1862	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,669.00 x 1.19 = 61,493	
Factor Value		
Adjustments	1.0000	
Lot Value	61,493	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,734 / 2,734
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,734
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1989 / 21



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	285,263	104.34	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.85	Total Misc Impr	+	20,634			
Roofing Adj	+ 4.44	Garage Cost	+	16,924			
Subfloor Adj	+ -2.09	Total RCN	=	365,583			
Heat/Cool Adj	+ 12.64	Depreciation (25%)	-	91,396			
Plumbing Adj	+ 7.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	274,187			
Adj Base Cost	= 119.98	Lot Value	+	61,493			
Total Area	x 2,734	Indicated Value	=	335,680			
Adjusted Cost	= 328,025	Value Per SqFt		122.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	274,187		
Lot Value	61,493		
Indicated Value	335,680	122.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	335,680	122.78	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48286	9x5		45	26.79		1,206
PRCH	SLAB PORCH - COVERED	48287	16x14		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	122468	20x14		280	26.05		7,294
PATO	SLAB PORCH - OPEN	122469	56		56	11.48		643

