



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:05:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019824 Parcel ID 000000-00-0-00864-001-0002 Cadastral ID 23-21-14-03710 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 285337 PEEBLES, CHARLES R 8605 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08605 N 163RD E AVE Subdivision VAN LEE 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: 36.27928571 -95.79016562																																																																																																																									
Building Permits					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8745 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,092.00 x 2.70 = 102,848 Factor Value Adjustments 1.0000 Lot Value 102,848		

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	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,068 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

\\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	201,015	143.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	251,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.55	Total Misc Impr	+ 29,456				
Roofing Adj	+ 4.31	Garage Cost	+ 27,405				
Subfloor Adj	+ -1.15	Total RCN	= 230,409				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 112,900				
Plumbing Adj	+ 7.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 117,509				
Adj Base Cost	= 123.61	Lot Value	+ 102,848				
Total Area	x 1,404	Indicated Value	= 220,357				
Adjusted Cost	= 173,548	Value Per SqFt	156.95				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,509		
Lot Value	102,848		
Indicated Value	220,357	156.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,357	156.95	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	5,095.98	5,096
EPSW	ENCLOSED PORCH - SOLID WALL	48320	23x14		322	61.02	19,648
PRCH	SLAB PORCH - COVERED	48321	20x10		200	23.56	4,712



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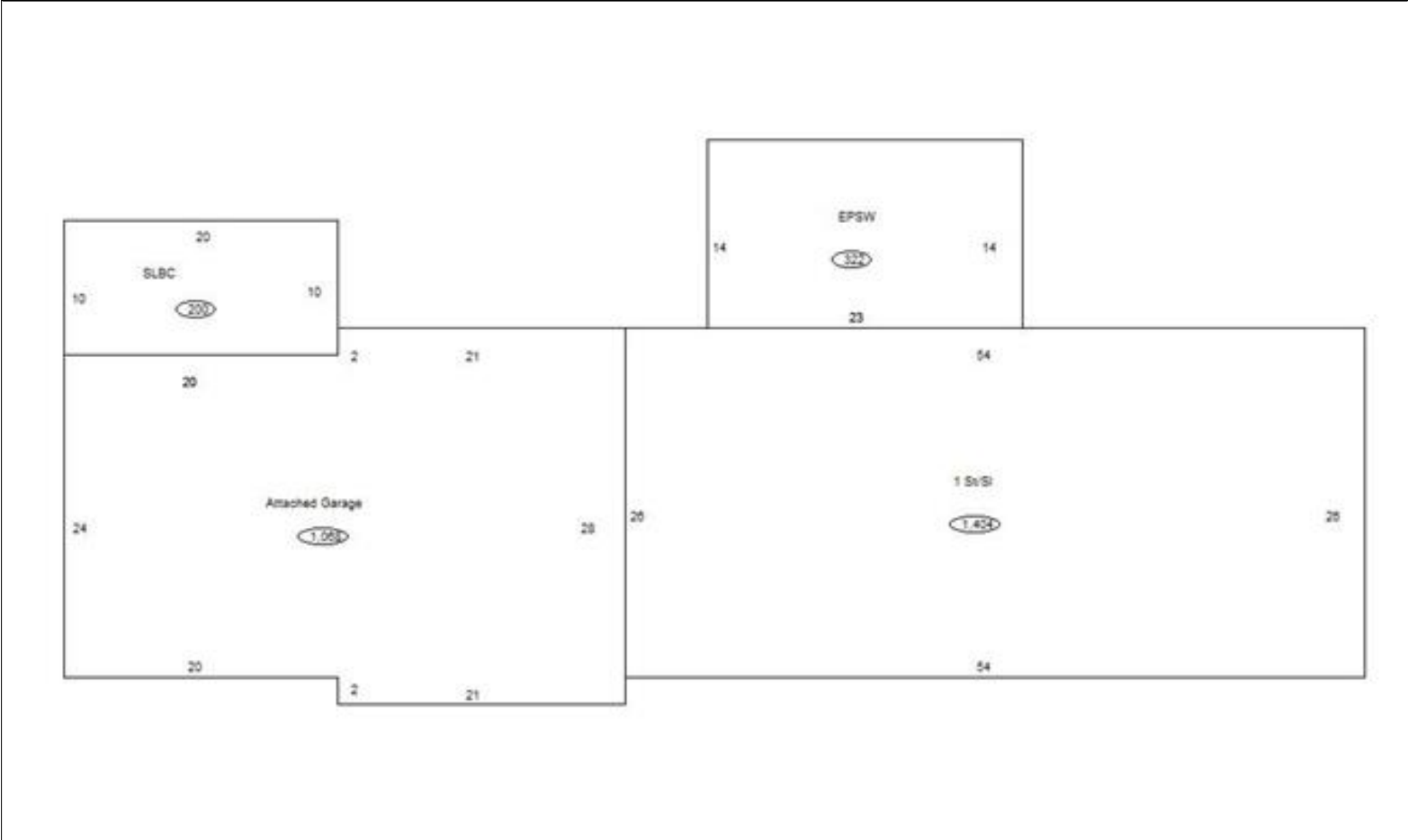
Date 04/17/2026

Time 05:05:25

Page 3

Sketch Image

660019824



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,404	1.000	1,404
2	G	1		10	Attached Garage	1,068	1.000	1,068
3	M	EPSW		10	EPSW	322	1.000	322
4	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						1,404		1,404



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 Page 4

660019824

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	15x36x0			540	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 540)		5,854		5,854	5,854	
	STF	STG FAIR	10x14x0			140	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)		655		655	655	
	STF	STG FAIR	8x10x0			80	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 80)		374		374	374	