



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:21:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019828 Parcel ID 000000-00-0-00864-001-0006 Cadastral ID 23-21-14-03745 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269905 UNDERHILL, EDGAR D & DEANA K TRUST 8709 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08709 N 163RD E AVE Subdivision VAN LEE Lot/Block 0006 / 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: 36.28104646 -95.79017048																																																																																																																									
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	0.8632	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,601.00 x 2.70 = 101,523	
Factor Value		
Adjustments	1.0000	
Lot Value	101,523	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,550 / 1,550
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,550
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



\\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	201,515	130.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	237,860 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,275		
Lot Value	101,523		
Indicated Value	264,798	170.84	Per SqFt
Agland Value			
Site Improvements	22,272		
Total Value	287,070	185.21	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.92	Total Misc Impr	+	12,560			
Roofing Adj	+ 4.48	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	217,700			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	54,425			
Plumbing Adj	+ 9.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,275			
Adj Base Cost	= 124.80	Lot Value	+	101,523			
Total Area	x 1,550	Indicated Value	=	264,798			
Adjusted Cost	= 193,440	Value Per SqFt		170.84			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48335	24x4		96	23.97		2,301
PATO	SLAB PORCH - OPEN	48336	18x16		288	8.58		2,471
PRCH	SLAB PORCH - COVERED	48337	21x16		336	23.18		7,788



Rogers

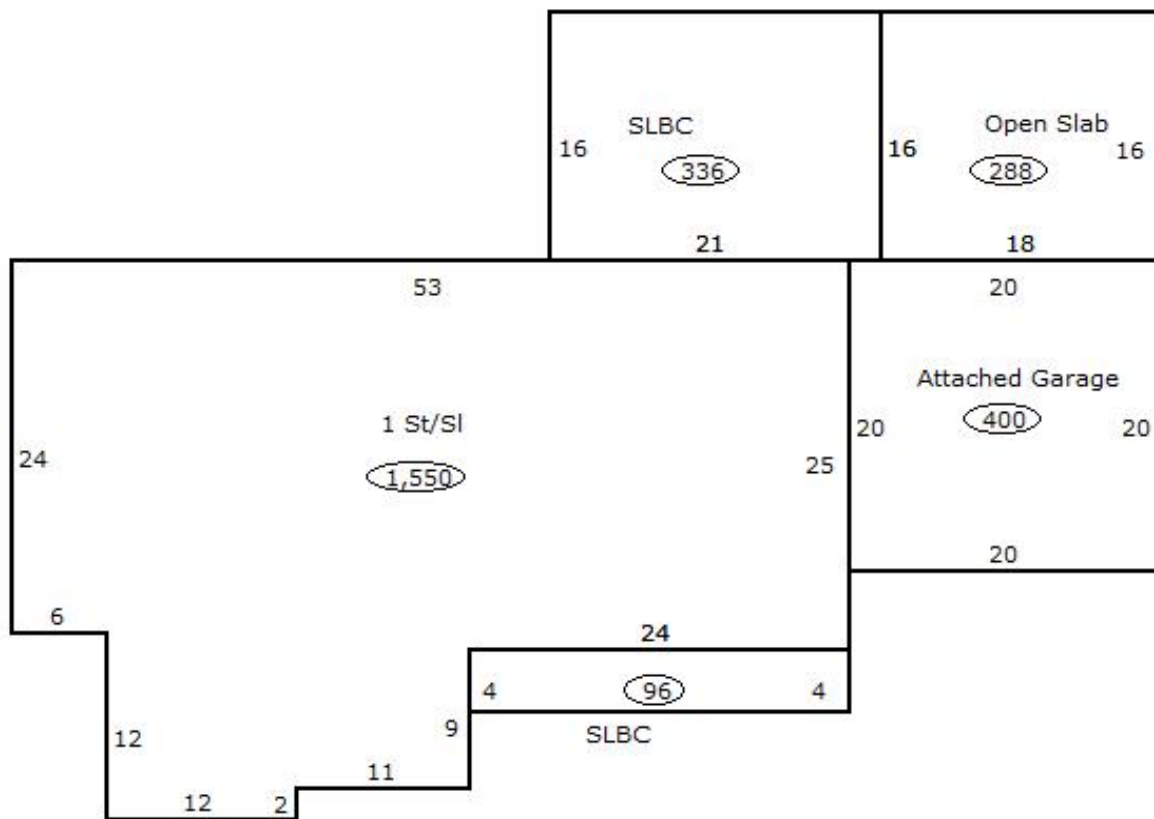
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 Time 23:21:28
 Page 3

Sketch Image

660019828



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,550	1.000	1,550
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	288	1.000	288
5	M	PRCH		13	SLBC	336	1.000	336
Total Building Area						1,550		1,550



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 Page 4

660019828

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x24x0			720	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522		22,522	1,126	21,396
	LT	LEAN-TO	10x30x0			300	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 300)		876		876		876
	CPDT	CARPORT - DETACHED	20x24x0			480	
	Qual	1	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.68 x 480)		4,646		4,646	4,646	