



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660019830 Parcel ID 000000-00-0-00864-001-0008 Cadastral ID 23-21-14-03760 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 304191 BAKER, VERNON 8801 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08801 N 163RD E AVE Subdivision VAN LEE Lot/Block 0008 / 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: 36.28192694 -95.79023937																																																						
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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
LOT 8 BLOCK 1 VAN LEE					2153/655	FRALEY, LONNIE E JR &	01/14/2011	154,000	YES																																													
					1733/344	LEWIS, FRANCES L	11/15/2005	130,000	YES																																													
					1133/72	WEBB, KENNA J	09/21/1998	100,000	Yes																																													
					852/62			7,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 120,379</td> <td>69,866</td> <td>11%</td> <td>7,685</td> <td>Assessed</td> <td>26,085</td> <td>2,555.29</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 167,272</td> <td>167,272</td> <td></td> <td>18,400</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 287,651</td> <td>237,138</td> <td></td> <td>26,085</td> <td>Total Taxable</td> <td>26,085</td> <td>2,555.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 120,379	69,866	11%	7,685	Assessed	26,085	2,555.29	Year Frozen	0	Improvements 167,272	167,272		18,400	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 287,651	237,138		26,085	Total Taxable	26,085	2,555.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019830	BAKER, VERNON	3	288,100	0	24,843	2,434.00																																															
2024	2024-660019830	BAKER, VERNON	3	274,412	0	23,660	2,273.00																																															
2023	2023-660019830	BAKER, VERNON	3	225,505	0	22,533	2,112.00																																															
2022	2022-660019830	BAKER, VERNON	3	205,488	0	21,461	2,103.00																																															
2021	2021-660019830	BAKER, VERNON	3	185,806	0	20,439	1,977.00																																															
2020	2020-660019830	BAKER, VERNON	3	182,925	0	20,122	1,944.00																																															
2019	2019-660019830	BAKER, VERNON	3	175,721	0	19,329	1,869.00																																															
2018	2018-660019830	BAKER, VERNON	3	179,889	0	19,788	1,842.00																																															
2017	2017-660019830	BAKER, VERNON	3	178,506	0	19,636	1,847.00																																															
2016	2016-660019830	BAKER, VERNON	3	174,092	0	19,150	1,803.00																																															
2015	2015-660019830	BAKER, VERNON	3	169,914	0	18,691	1,772.00																																															
2014	2014-660019830	BAKER, VERNON	3	171,181	0	18,657	1,786.00																																															
2013	2013-660019830	BAKER, VERNON	3	161,537	0	17,769	1,665.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0605	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	46,195.00 x 2.61 = 120,379	
Factor Value		
Adjustments	1.0000	
Lot Value	120,379	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,313 / 1,745
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,313
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22



\\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	228,987	131.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	286,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.77	Total Misc Impr	+	19,974			
Roofing Adj	+ 3.42	Garage Cost	+	22,170			
Subfloor Adj	+ -0.87	Total RCN	=	235,595			
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	68,323			
Plumbing Adj	+ 8.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,272			
Adj Base Cost	= 110.86	Lot Value	+	120,379			
Total Area	x 1,745	Indicated Value	=	287,651			
Adjusted Cost	= 193,451	Value Per SqFt		164.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,272		
Lot Value	120,379		
Indicated Value	287,651	164.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	287,651	164.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	48344	25x12		300	61.13		18,339
PRCH	SLAB PORCH - COVERED	48346	68		68	24.05		1,635



Rogers

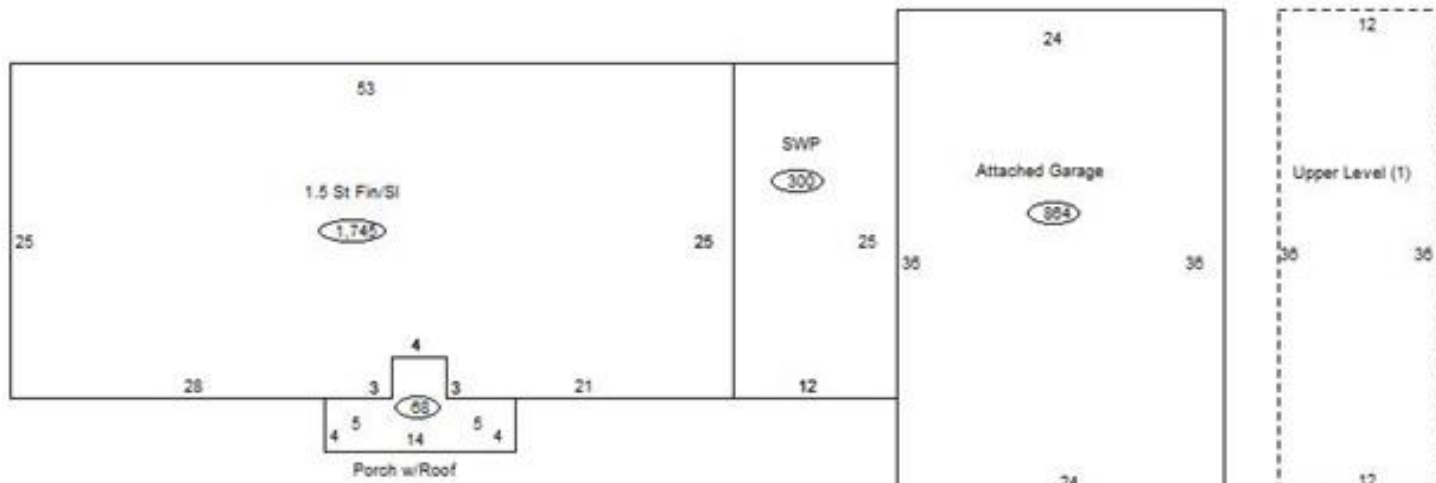
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Sketch Image

660019830



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	1,313	1.329	1,745
2	M	EPSW		13	EPSW	300	1.000	300
3	G	1	Slab	13	Attached Garage	864	1.000	864
4	M	PRCH		13	SLBC	68	1.000	68
5	U	^UL		13	Upper Level (1)	432	1.000	432
Total Building Area						1,313		1,745