



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:21:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019831 Parcel ID 000000-00-0-00864-002-0001 Cadastral ID 23-21-14-03770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 265909 DYSON, DUANE ROSS & KIMBERLY JANETTE 16203 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16203 E 86TH ST N Subdivision VAN LEE Lot/Block 0001 / 0002 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: 36.27884750 -95.79194273																																																																																																																									
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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Time 23:21:26
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8787	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	38,275.00 x 2.70 = 103,343	
Factor Value		
Adjustments	1.0000	
Lot Value	103,343	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,826 / 1,826
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,826
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	814 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

Cost Approach		Manual : 01/2025	
Base Cost	109.57	Total Misc Impr	+ 18,270
Roofing Adj	+ 4.79	Garage Cost	+ 24,249
Subfloor Adj	+ -2.29	Total RCN	= 281,743
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 129,602
Plumbing Adj	+ 6.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,141
Adj Base Cost	= 131.01	Lot Value	+ 103,343
Total Area	x 1,826	Indicated Value	= 255,484
Adjusted Cost	= 239,224	Value Per SqFt	139.91



\\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	231,564	126.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	299,810 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,141		
Lot Value	103,343		
Indicated Value	255,484	139.91	Per SqFt
Agland Value			
Site Improvements	3,188		
Total Value	258,672	141.66	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	48350	27x16		432	25.58		11,051
PRCH	SLAB PORCH - COVERED	48351	15x4		60	26.74		1,604



Rogers

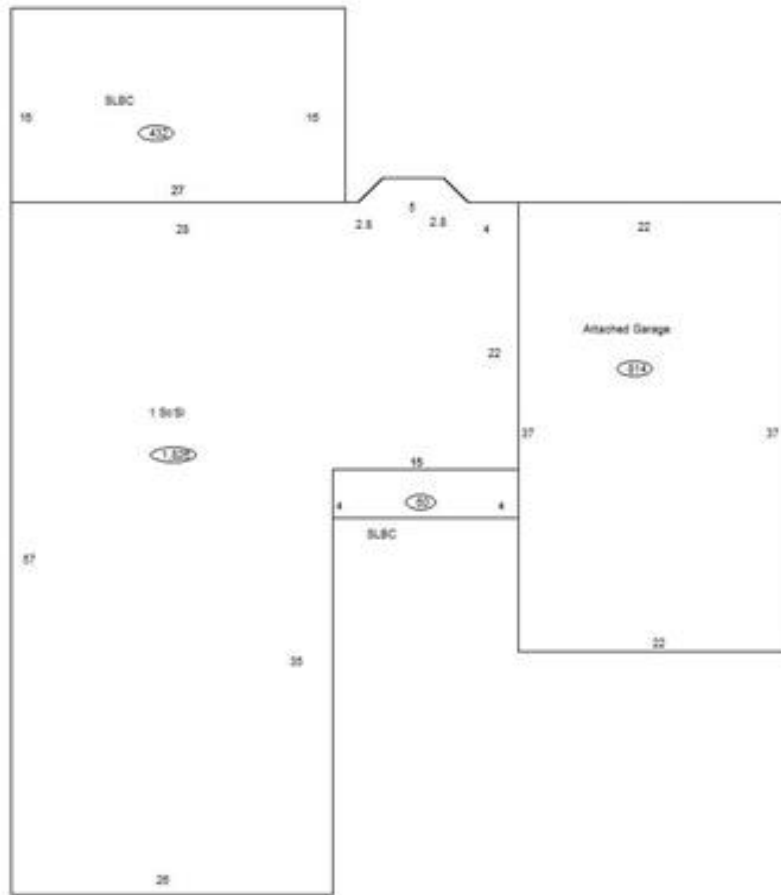
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 Time 23:21:26
 Page 3

Sketch Image

660019831



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,826	1.000	1,826
2	G	1		10	Attached Garage	814	1.000	814
3	M	PRCH		10	SLBC	432	1.000	432
4	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,826		1,826



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Page 4

660019831

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	25x20x0			500
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (9.11 x 500)		4,555		4,555	1,367	3,188