



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660019833 <b>Parcel ID</b> 000000-00-0-00864-002-0003 <b>Cadastral ID</b> 23-21-14-03790 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 290463 ROMERO, DAVID E  8609 N 162ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08609 N 162ND E AVE <b>Subdivision</b> VAN LEE <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/17/2022 10:54</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022</p>																																																	
<b>Legal Description</b> Lot/Long: 36.27973280 -95.79196916																																																						
LOT 3 BLOCK 2 VAN LEE					<b>Building Permits</b> <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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1728/763	BERGLUND, SALLY ANN	11/07/2005	123,500	YES																																													
					922/365	BERGLUND, SALLY ANN	07/08/1993	0	No																																													
					922/363	SELLER	07/08/1993	0	No																																													
					922/364	SELLER	07/08/1993	0	No																																													
					854/382			0	No																																													
<b>Parcel Valuation</b>					<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>2006</td> <td>Land Value 106,102</td> <td>49,761</td> <td>11%</td> <td>5,474</td> <td>Assessed</td> <td>19,582</td> <td>1,918.25</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 133,810</td> <td>128,251</td> <td> </td> <td>14,108</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 239,912</td> <td>178,012</td> <td> </td> <td>19,582</td> <td>Total Taxable</td> <td>19,582</td> <td>1,918.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2006	Land Value 106,102	49,761	11%	5,474	Assessed	19,582	1,918.25	Year Frozen	0	Improvements 133,810	128,251		14,108	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 239,912	178,012		19,582	Total Taxable	19,582	1,918.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019833	ROMERO, DAVID E	3	235,757	0	18,649	1,827.00																																															
2024	2024-660019833	ROMERO, DAVID E	3	227,962	0	17,761	1,706.00																																															
2023	2023-660019833	ROMERO, DAVID E	3	170,261	0	16,915	1,585.00																																															
2022	2022-660019833	ROMERO, DAVID E	3	146,453	0	16,110	1,578.00																																															
2021	2021-660019833	ROMERO, DAVID E	3	153,036	0	16,834	1,629.00																																															
2020	2020-660019833	ROMERO, DAVID E	3	150,774	0	16,585	1,602.00																																															
2019	2019-660019833	ROMERO, DAVID E	3	148,345	0	16,318	1,577.00																																															
2018	2018-660019833	ROMERO, DAVID E	3	151,500	0	16,665	1,551.00																																															
2017	2017-660019833	ROMERO, DAVID E	3	150,014	0	16,502	1,552.00																																															
2016	2016-660019833	ROMERO, DAVID E	3	146,899	0	16,159	1,521.00																																															
2015	2015-660019833	ROMERO, DAVID E	3	145,360	0	15,990	1,516.00																																															
2014	2014-660019833	ROMERO, DAVID E	3	146,512	0	16,116	1,543.00																																															
2013	2013-660019833	ROMERO, DAVID E	3	139,555	0	15,351	1,438.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9021	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,297.00 x 2.70 = 106,102	
Factor Value		
Adjustments	1.0000	
Lot Value	106,102	

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	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

Cost Approach				Manual : 01/2025			
Base Cost	100.76	Total Misc Impr	+	20,957			
Roofing Adj	+ 4.28	Garage Cost	+				
Subfloor Adj	+ -1.18	Total RCN	=	233,232			
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	-	111,951			
Plumbing Adj	+ 5.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,281			
Adj Base Cost	= 121.30	Lot Value	+	106,102			
Total Area	x 1,750	Indicated Value	=	227,383			
Adjusted Cost	= 212,275	Value Per SqFt		129.93			

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
PATO	SLAB PORCH - OPEN	48356		940	940	8.13		7,642
PRCH	SLAB PORCH - COVERED	48357		4x4	16	24.22		388
PRCH	SLAB PORCH - COVERED	138422		26x13	338	23.17		7,831

GRM Approach			
GRM Code			
Gross Rent		0.00	
Indicated Value			
Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,204	80.12	Per SqFt
Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	211,360		Per SqFt
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,281		
Lot Value	106,102		
Indicated Value	227,383	129.93	Per SqFt
Agland Value			
Site Improvements	12,529		
Total Value	239,912	137.09	Total Value Per SqFt



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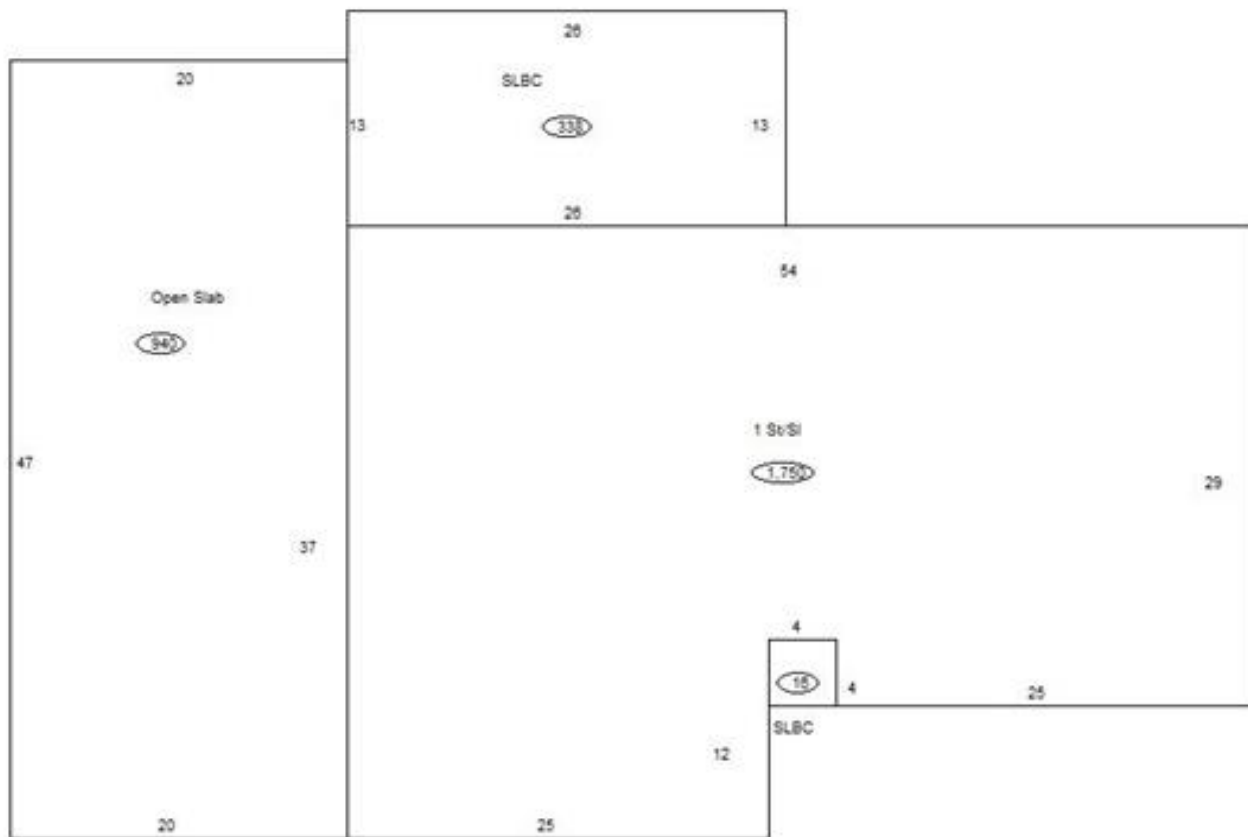
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,750	1.000	1,750
2	M	PATO		10	Open Slab	940	1.000	940
3	M	PRCH		10	SLBC	16	1.000	16
4	M	PRCH		10	SLBC	338	1.000	338
<b>Total Building Area</b>						<b>1,750</b>		<b>1,750</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x30x0			600
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 600)		6,288	6,288	4,087	2,201
	DTGF	DETACHED GARAGE FAIR	25x25x0			625
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 625)		10,000	10,000	3,000	7,000
	DTGF	DETACHED GARAGE FAIR	20x16x0			320
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 320)		5,120	5,120	1,792	3,328