



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:18
Page 1

Assessment Data					Primary Image																																																																																																																					
Account 660019837 Parcel ID 000000-00-0-00864-002-0007 Cadastral ID 23-21-14-03830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 236524 CALLICOTT, BRYAN KEITH 8759 N 162ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08759 N 162ND E AVE Subdivision VAN LEE Lot/Block 0007 / 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: 36.28143093 -95.79195570											Building Permits																																																																																																															
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Time 22:07:18
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8281 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 36,071.00 x 2.70 = 97,392 Factor Value Adjustments 1.0000 Lot Value 97,392		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,819 / 1,819
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,819
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	420 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	
Adusted R	0.8445		
Indicated Value	197,532	108.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	264,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.83	Total Misc Impr	+ 8,361				
Roofing Adj	+ 4.35	Garage Cost	+ 12,100				
Subfloor Adj	+ -1.15	Total RCN	= 241,015				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 60,254				
Plumbing Adj	+ 9.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 180,761				
Adj Base Cost	= 121.25	Lot Value	+ 97,392				
Total Area	x 1,819	Indicated Value	= 278,153				
Adjusted Cost	= 220,554	Value Per SqFt	152.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,761		
Lot Value	97,392		
Indicated Value	278,153	152.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	278,153	152.92	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
PRCH	SLAB PORCH - COVERED	48374	10x10		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	48375	6x6		36	24.16		870



Rogers

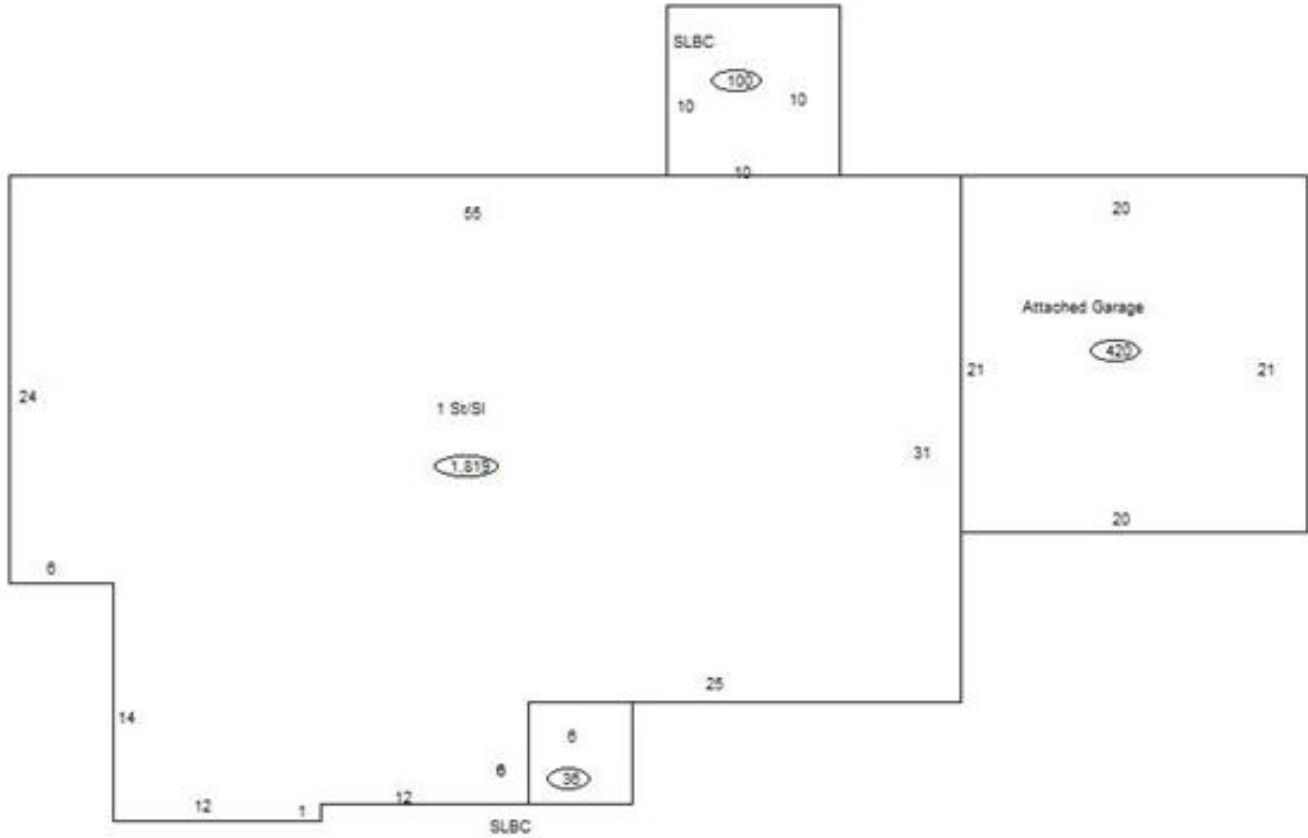
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 Time 22:07:18
 Page 3

Sketch Image

660019837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,819	1.000	1,819
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PRCH		10	SLBC	36	1.000	36
Total Building Area						1,819		1,819



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Page 4

660019837

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x8x0			64
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 64)		300			300	300