



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660019838 Parcel ID 000000-00-0-00864-002-0008 Cadastral ID 23-21-14-03840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 325115 BERGMAN, SETH & HAILEY & WALTER DALE PARKER 8780 N 163RD E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 08780 N 163RD E AVE Subdivision VAN LEE Lot/Block 0008 / 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 Lat/Long: 36.28143194 -95.79114760					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>8005</td> <td>R4-NEW HOME</td> <td>05/2003</td> <td>11/2003</td> <td>118,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8005	R4-NEW HOME	05/2003	11/2003	118,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 5000 Non-Ag Acres 0.8132 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 35,424.00 x 2.70 = 95,645 Factor Value Adjustments 1.0000 Lot Value 95,645		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,756 / 1,756
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,756
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 271,562 154.65 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 333,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.70	Total Misc Impr	+ 6,772	Roofing Adj	+ 4.38	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 239,519	Heat/Cool Adj	+ 17.04	Depreciation (30%)	- 71,856
Plumbing Adj	+ 8.01	Lump Sums	+ 4,114	Basement Adj	+ 0.00	RCNLD	= 171,777
Adj Base Cost	= 124.98	Lot Value	+ 95,645	Total Area	x 1,756	Indicated Value	= 267,422
		Value Per SqFt	152.29	Adjusted Cost	= 219,465		

Value Reconciliation
Selected Approach Cost Approach Improvements 171,777 Lot Value 95,645 Indicated Value 267,422 152.29 Per SqFt Agland Value Site Improvements 68,628 Total Value 336,050 191.37 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48378	234		234	23.46		5,490
PATO	SLAB PORCH - OPEN	48379	12x10		120	10.68		1,282
WODO	WOOD DECK - OPEN	48380	320		320	16.07	20%	4,114



Rogers

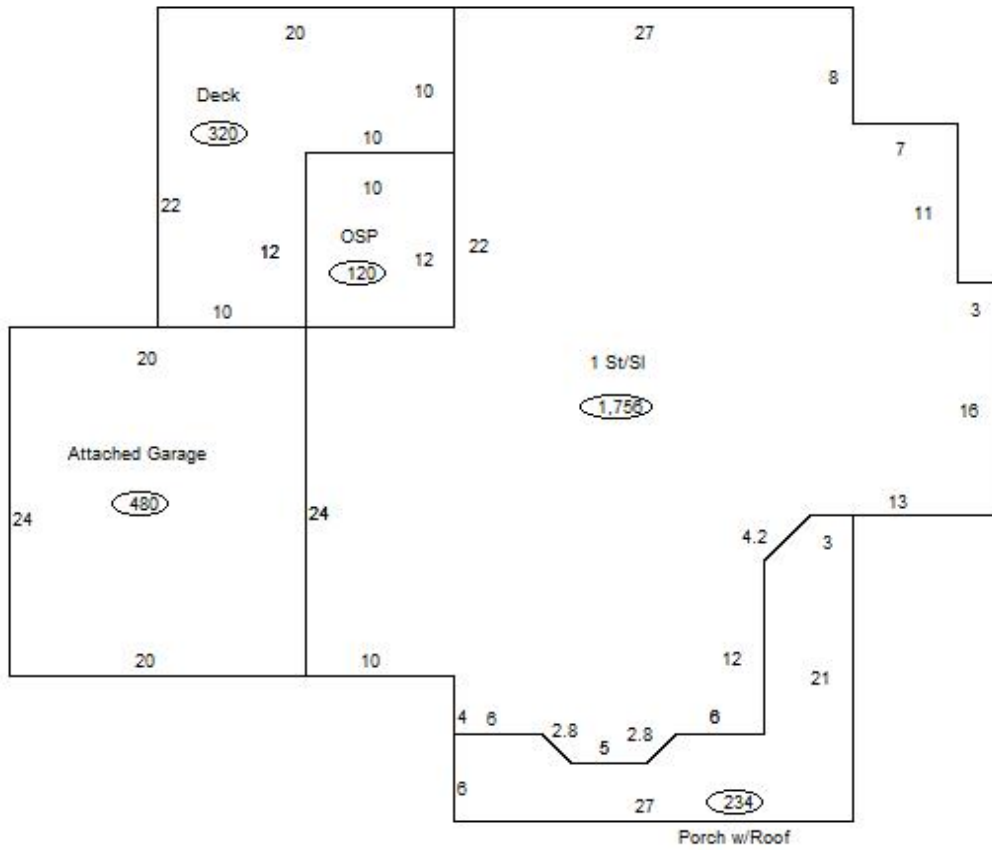
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,756	1.000	1,756
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PATO		13	Open Slab	120	1.000	120
5	M	WODO		13	WODO	320	1.000	320
Total Building Area						1,756		1,756



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual 4	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary Base Cost (30.10 x 2,400) 72,240		Modifier Total	RCN 72,240	Depr (5% Phys/ % Func) 3,612	RCNLD 68,628
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 120) 562		Modifier Total	RCN 562	Depr (100% Phys/ % Func) 562	RCNLD 562