



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:20
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Assessment Data					Primary Image																																																																																																																				
Account 660019839 Parcel ID 000000-00-0-00864-002-0009 Cadastral ID 23-21-14-03850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 121994 LEAKE, BILL W TRUSTEE 8710 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08710 N 163RD E AVE Subdivision VAN LEE Lot/Block 0009 / 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: 36.28102240 -95.79113128																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.807	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	35,152.00 x 2.70 = 94,910	
Factor Value		
Adjustments	1.0000	
Lot Value	94,910	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,508 / 1,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,508
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	736 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37



\\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	221,311	146.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	278,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.90	Total Misc Impr	+	15,645			
Roofing Adj	+ 4.50	Garage Cost	+	18,886			
Subfloor Adj	+ -1.15	Total RCN	=	234,296			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	107,776			
Plumbing Adj	+ 11.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	126,520			
Adj Base Cost	= 132.47	Lot Value	+	94,910			
Total Area	x 1,508	Indicated Value	=	221,430			
Adjusted Cost	= 199,765	Value Per SqFt		146.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,520		
Lot Value	94,910		
Indicated Value	221,430	146.84	Per SqFt
Agland Value			
Site Improvements	39,099		
Total Value	260,529	172.76	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	48383		168	168	23.69		3,980
PRCH	SLAB PORCH - COVERED	48384		212	212	23.53		4,988
PATO	SLAB PORCH - OPEN	48385		19x8	152	10.40		1,581



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x80x0			1,920
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
Base Cost (27.18 x 1,920)		52,186		52,186	26,093	26,093
	STF	STG FAIR	10x15x0			150
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (4.68 x 150)		702		702	176	526
	DTGF	DETACHED GARAGE FAIR	26x40x0			1,040
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (16.00 x 1,040)		16,640		16,640	4,160	12,480