



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:02:58
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019845 Parcel ID 000000-00-0-00864-003-0001 Cadastral ID 23-21-14-03910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 300978 HAYS, STACY L & MELYSSA A 16207 E 88TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 16207 E 88TH ST N Subdivision VAN LEE Lot/Block 0001 / 0003 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: 36.28197301 -95.79198636 LOT 1 BLOCK 3 VAN LEE					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>6976</td> <td>R-3 POLE BARN</td> <td>08/2001</td> <td>01/2003</td> <td>6,000</td> </tr> <tr> <td>5387</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6976	R-3 POLE BARN	08/2001	01/2003	6,000	5387		01/2001	11/2001																																																																																																		
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7939		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	34,580.00 x 2.70 = 93,366		
Factor Value			
Adjustments	1.0000		
Lot Value	93,366		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022

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	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,632
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	736 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	248,366 152.19 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	292,870 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	169,539
Lot Value	93,366
Indicated Value	262,905 161.09 Per SqFt
Agland Value	
Site Improvements	34,065
Total Value	296,970 181.97 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.02	Total Misc Impr	+ 9,400
Roofing Adj	+ 4.15	Garage Cost	+ 18,886
Subfloor Adj	+ -1.09	Total RCN	= 226,052
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 56,513
Plumbing Adj	+ 8.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,539
Adj Base Cost	= 121.18	Lot Value	+ 93,366
Total Area	x 1,632	Indicated Value	= 262,905
Adjusted Cost	= 197,766	Value Per SqFt	161.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48404	51x8		408	23.04		9,400



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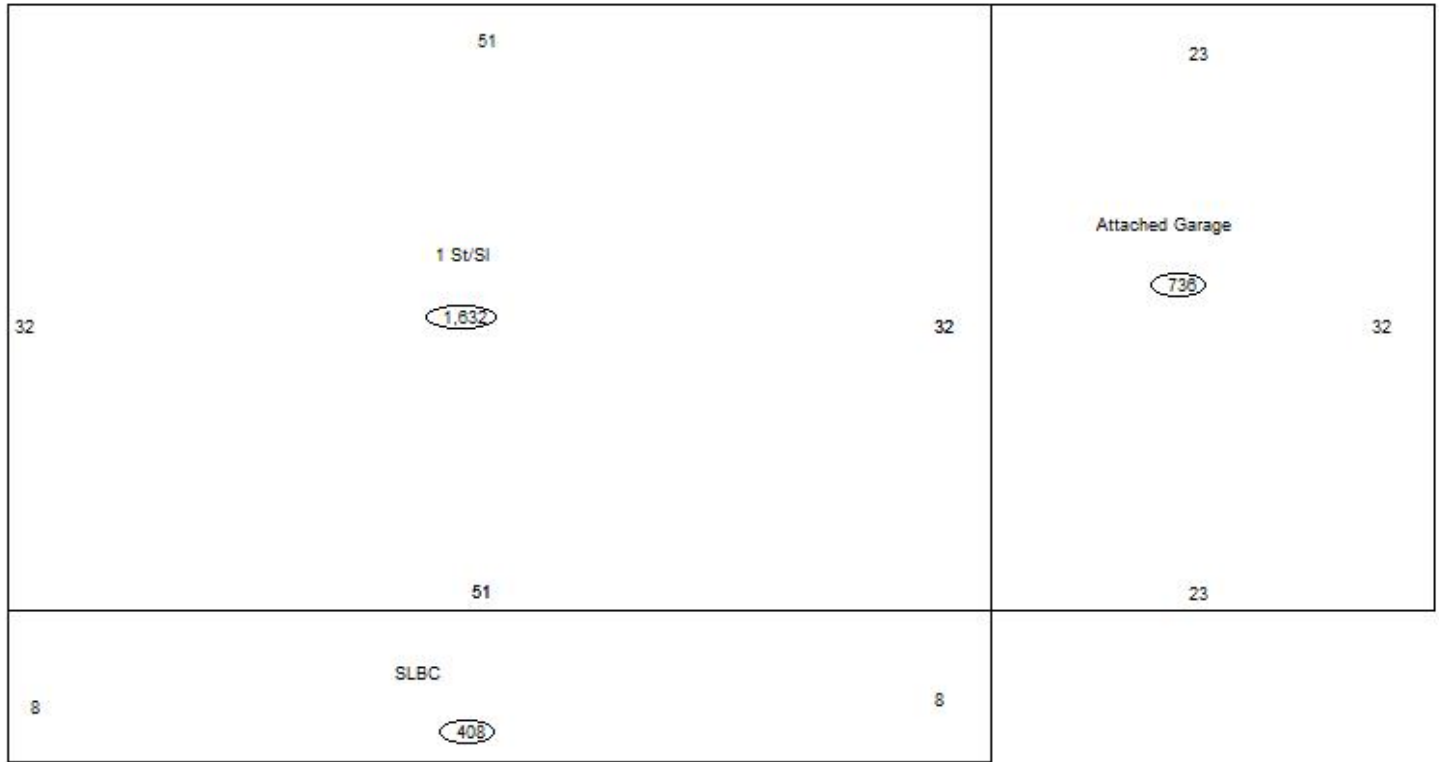
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Sketch Image

660019845



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,632	1.000	1,632
2	G	1		10	Attached Garage	736	1.000	736
3	M	PRCH		10	SLBC	408	1.000	408
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	4	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (34.86 x 1,200) 41,832		Modifier Total		RCN 41,832	Depr (25% Phys/ % Func) 10,458
	LF	LOAFING SHED	0x0x0			336
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 336) 1,431		Modifier Total		RCN 1,431	Depr (15% Phys/ % Func) 215
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total		RCN 2,950	Depr (50% Phys/ % Func) 1,475