



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660019846 Parcel ID 000000-00-0-00864-003-0002 Cadastral ID 23-21-14-03920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 122334 MCCALL, DONALD LEROY 16227 E 88TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16227 E 88TH ST Subdivision VAN LEE Lot/Block 0002 / 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 Lot/Long: 36.28195667 -95.79112326																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7903	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	34,425.00 x 2.70 = 92,948	
Factor Value		
Adjustments	1.0000	
Lot Value	92,948	

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	1,462 / 1,462
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,462
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	554 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

Cost Approach				Manual : 01/2025			
Base Cost	107.64	Total Misc Impr	+	25,253			
Roofing Adj	+ 4.55	Garage Cost	+	14,864			
Subfloor Adj	+ -1.18	Total RCN	=	229,621			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	110,218			
Plumbing Adj	+ 7.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,403			
Adj Base Cost	= 129.62	Lot Value	+	92,948			
Total Area	x 1,462	Indicated Value	=	212,351			
Adjusted Cost	= 189,504	Value Per SqFt		145.25			

\\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	165,758	113.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	229,040		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,403		
Lot Value	92,948		
Indicated Value	212,351	145.25	Per SqFt
Agland Value			
Site Improvements	6,240		
Total Value	218,591	149.52	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	48407		716	716	22.21		15,902
PRCH	SLAB PORCH - COVERED	48408	18x10		180	23.64		4,255



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x30x0			600
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (16.00 x 600)		9,600		9,600	3,360	6,240