



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:29
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Assessment Data					Primary Image																																																																																																																				
Account 660019847 Parcel ID 000000-00-0-00864-004-0001 Cadastral ID 23-21-14-03930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 288720 MAVEN INVESTMENTS LLC 16090 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 08603 N 161ST E AVE Subdivision VAN LEE Lot/Block 0001 / 0004 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: 36.27884932 -95.79372258																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8306							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	36,180.00 x 2.70 = 97,686							
Factor Value				\\tsclient\T\CASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\I 8/17/2022				
Adjustments	1.0000			GRM Approach				
Lot Value	97,686			GRM Code				
Residential Data				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	2 - Fair			Multiple Regression				
Quality	2 - Fair			MRA Code 1 Test				
Architecture				Adusted R 0.8445				
Style	100% One Story			Indicated Value 129,819 144.89 Per SqFt				
Exterior Wall	100% Veneer, Masonry			Direct Comparables				
Base/Total Area	896 / 896			Selection Model A Adam Test				
Style	100% One Story			Adjustment Model 1 2022 Residential				
HVAC	100% Warmed & Cooled Air			Comparables				
Roof Cover	1 Composition Shingle			Indicated Value				
Area on Slab	896			Value Reconciliation				
Fixture/RghIn	4 /			Selected Approach Cost Approach				
Bed/F/H Bath	2 / 1.0 /			Improvements 59,342				
Basement Area				Lot Value 97,686				
Garage Type	640 Attached Garage - Unfinished			Indicated Value 157,028 175.25 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1982 / 44			Site Improvements				
Cost Approach				Total Value 157,028 175.25 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	107.12	Total Misc Impr	+ 678					
Roofing Adj	+ 4.36	Garage Cost	+ 14,202					
Subfloor Adj	+ 0.00	Total RCN	= 129,004					
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 69,662					
Plumbing Adj	+ 5.59	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 59,342					
Adj Base Cost	= 127.37	Lot Value	+ 97,686					
Total Area	x 896	Indicated Value	= 157,028					
Adjusted Cost	= 114,124	Value Per SqFt	175.25					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48411	8x4		32	21.19		678



Rogers

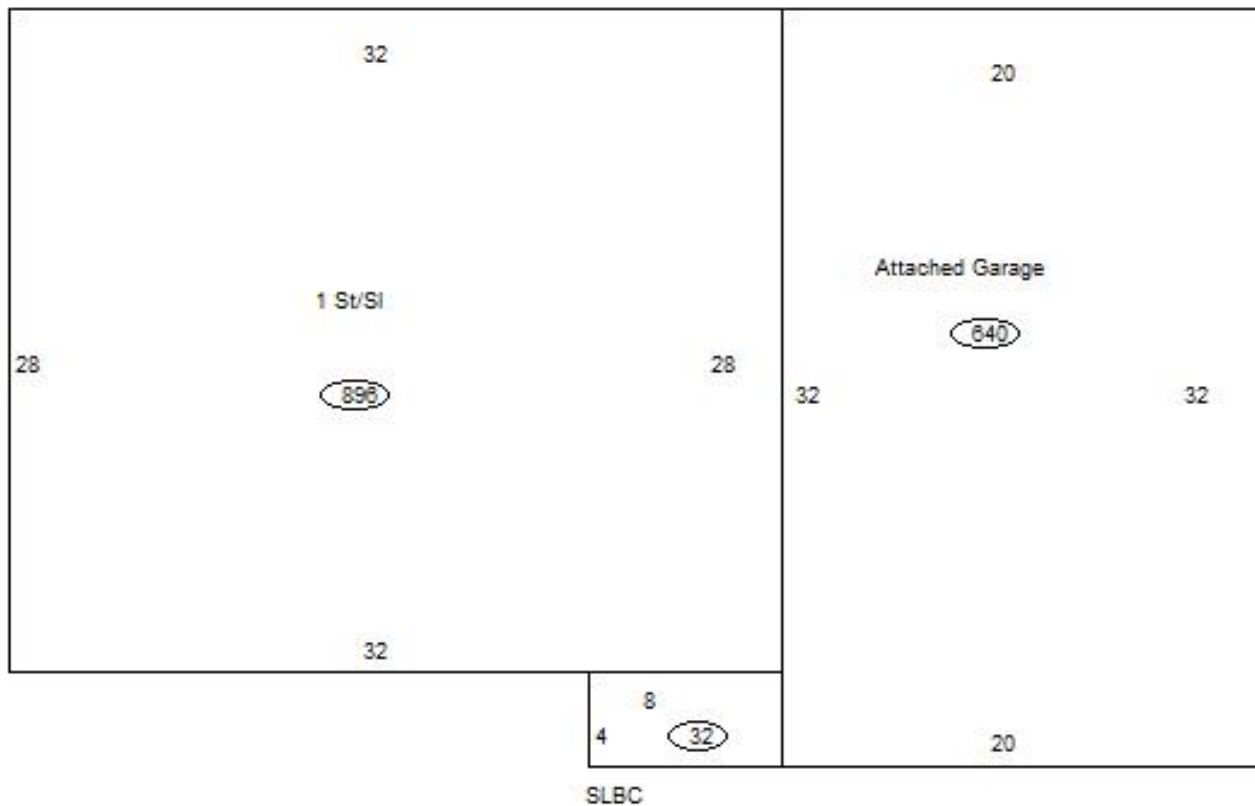
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Sketch Image

660019847



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	896	1.000	896
2	G	1		10	Attached Garage	640	1.000	640
3	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						896		896