



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:14:43
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Assessment Data					Primary Image																																																																																																																				
Account 660019849 Parcel ID 000000-00-0-00864-004-0003 Cadastral ID 23-21-14-03950 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 308040 GOSNEY, DANNY W 8627 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 08627 N 161ST E AVE Subdivision VAN LEE Lot/Block 0003 / 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: 36.27973452 -95.79373983																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8386	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	36,531.00 x 2.70 = 98,634	
Factor Value		
Adjustments	1.0000	
Lot Value	98,634	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,392
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 49



\\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	
Adjusted R	0.8445		
Indicated Value	162,904	117.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	230,810 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,991		
Lot Value	98,634		
Indicated Value	196,625	141.25	Per SqFt
Agland Value			
Site Improvements	1,034		
Total Value	197,659	142.00	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.93	Total Misc Impr	+	19,554			
Roofing Adj	+ 4.41	Garage Cost	+	15,553			
Subfloor Adj	+ -1.15	Total RCN	=	222,707			
Heat/Cool Adj	+ 11.47	Depreciation (56%)	-	124,716			
Plumbing Adj	+ 10.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	97,991			
Adj Base Cost	= 134.77	Lot Value	+	98,634			
Total Area	x 1,392	Indicated Value	=	196,625			
Adjusted Cost	= 187,600	Value Per SqFt		141.25			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPORT - DETACHED	48414	21x18		378	10.74		4,060
PRCH	SLAB PORCH - COVERED	48415	266		266	23.36		6,214
PATO	SLAB PORCH - OPEN	48416	15x14		210	9.83		2,064
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	48417	20x14		280	25.77		7,216
SHLT	STORM SHELTER			1 2018	1	0.00		



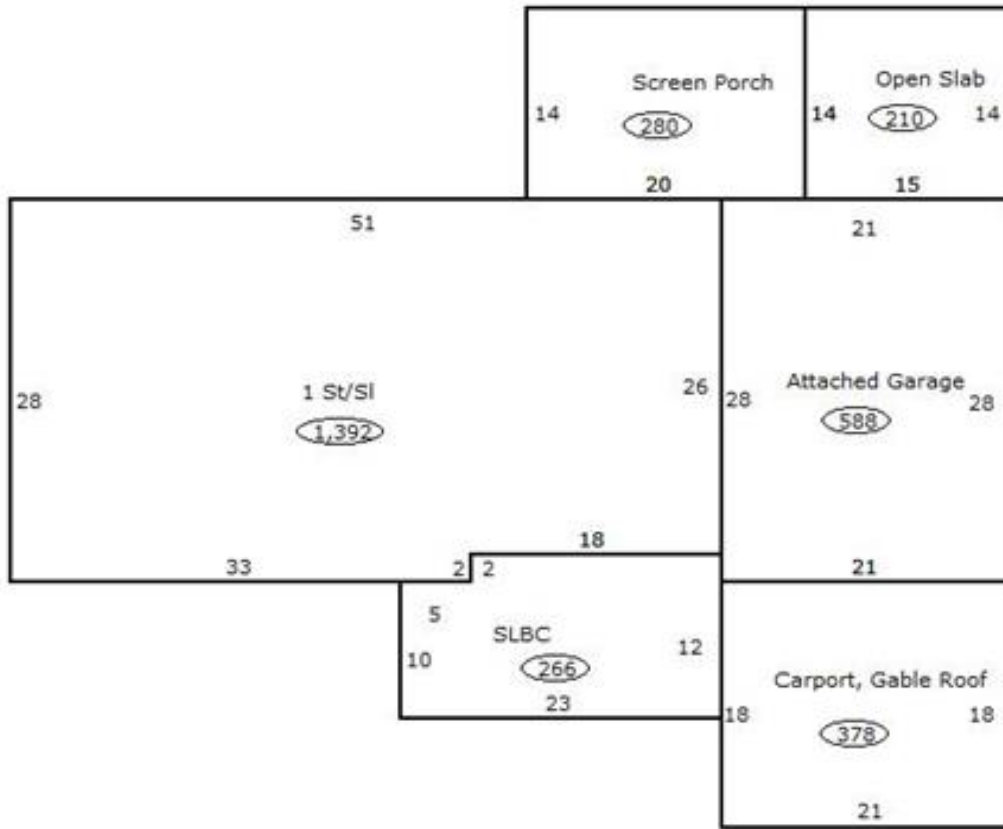
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Sketch Image

660019849



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,392	1.000	1,392
2	G	1		13	Attached Garage	588	1.000	588
3	G	3		13	Carport, Gable Roof	378	1.000	378
4	M	PRCH		13	SLBC	266	1.000	266
5	M	PATO		13	Open Slab	210	1.000	210
6	M	EPKS		13	Screen Porch	280	1.000	280
Total Building Area						1,392		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	18x28x0			504
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary Base Cost (10.26 x 504)		5,171	Modifier Total	RCN 5,171	Depr (80% Phys/ % Func) 4,137
	STF	STG FAIR	12x22x0			264
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary Base Cost (4.68 x 264)		1,236	Modifier Total	RCN 1,236	Depr (100% Phys/ % Func) 1,236