



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 660019860 Parcel ID 000000-00-0-00864-004-0014 Cadastral ID 23-21-14-04060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 122664 CRITCHNAU, JAMES F 8630 N 162ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08630 N 162ND E AVE Subdivision VAN LEE Lot/Block 0014 / 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: 36.27973366 -95.79295904																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8926 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,882.00 x 2.70 = 104,981 Factor Value Adjustments 1.0000 Lot Value 104,981		

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	1,552 / 1,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,552
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	141,095	90.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	182,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.62	Total Misc Impr	+ 2,678				
Roofing Adj	+ 4.38	Garage Cost	+ 0				
Subfloor Adj	+ -1.15	Total RCN	= 200,387				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 92,178				
Plumbing Adj	+ 9.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 108,209				
Adj Base Cost	= 127.39	Lot Value	+ 104,981				
Total Area	x 1,552	Indicated Value	= 213,190				
Adjusted Cost	= 197,709	Value Per SqFt	137.36				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,209		
Lot Value	104,981		
Indicated Value	213,190	137.36	Per SqFt
Agland Value			
Site Improvements	21,959		
Total Value	235,149	151.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48438	17x4		68	24.05		1,635
PATO	SLAB PORCH - OPEN	48439	12x8		96	10.86		1,043



Rogers

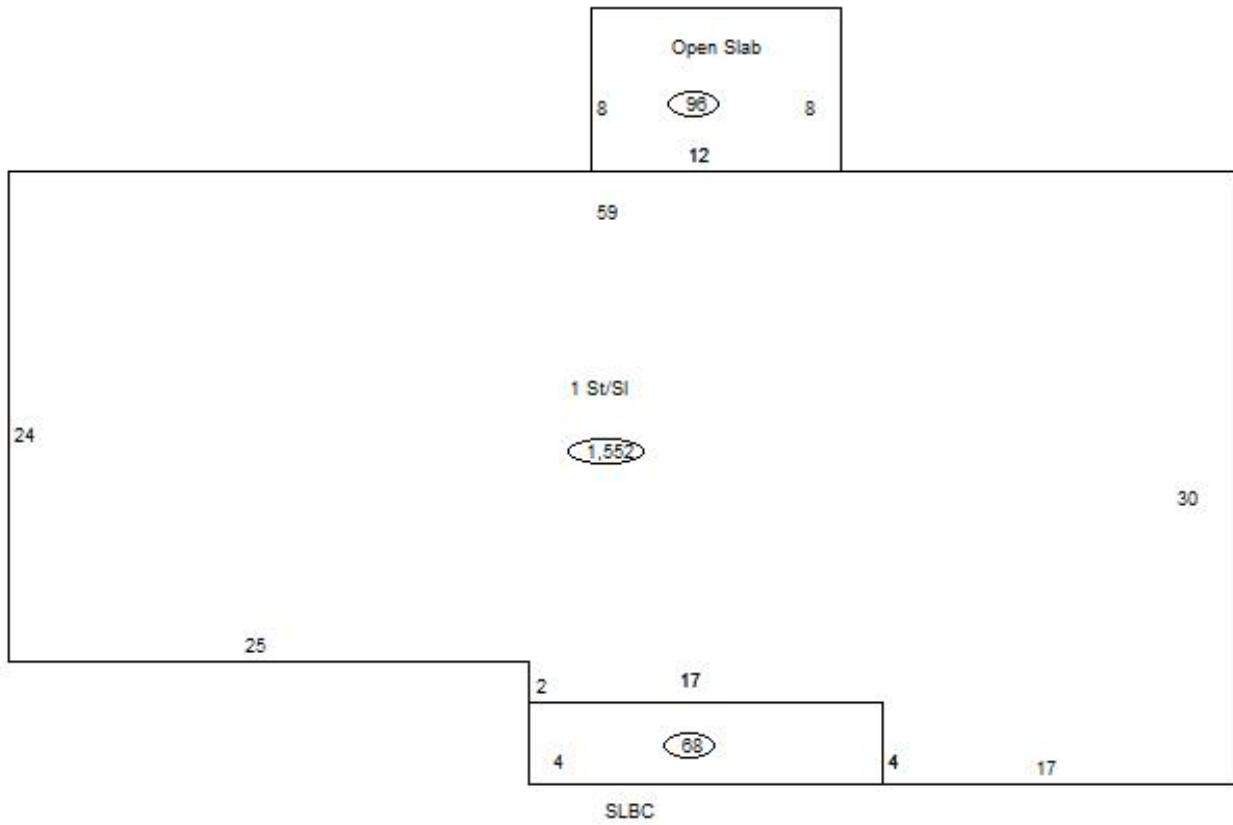
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Sketch Image

660019860



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,552	1.000	1,552
2	M	PRCH		10	SLBC	68	1.000	68
3	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						1,552		1,552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond 3	Year 2012	Eff Age	11	
	Valuation Summary Base Cost (31.28 x 900) 28,152		Modifier Total	RCN 28,152	Depr (22% Phys/ % Func) 6,193	RCNLD 21,959
	DTGF	DETACHED GARAGE FAIR	0x0x0			352
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 352) 5,632		Modifier Total	RCN 5,632	Depr (100% Phys/ % Func) 5,632	RCNLD
	STF	STG FAIR	8x10x0			80
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 80) 374		Modifier Total	RCN 374	Depr (100% Phys/ % Func) 374	RCNLD
	STF	STG FAIR	8x12x0			96
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 96) 449		Modifier Total	RCN 449	Depr (100% Phys/ % Func) 449	RCNLD
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (10.84 x 400) 4,336		Modifier Total	RCN 4,336	Depr (100% Phys/ % Func) 4,336	RCNLD