



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:28:36  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019861 <b>Parcel ID</b> 000000-00-0-00864-004-0015 <b>Cadastral ID</b> 23-21-14-04070 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 346522 HAND, SCOTT & CYNTHIA  13016 E 93RD CT N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08622 N 162ND E AVE <b>Subdivision</b> VAN LEE <b>Lot/Block</b> 0015 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27929805 -95.79297775																																																																																																																									
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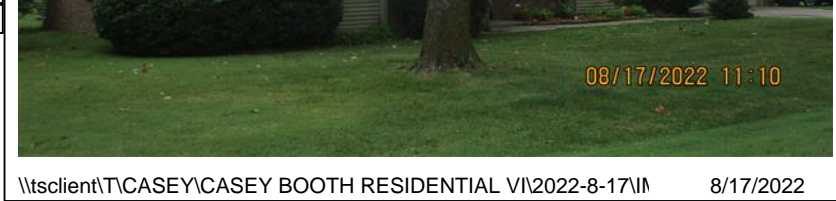
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8751	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	38,118.00 x 2.70 = 102,919	
Factor Value		
Adjustments	0.7884	
Lot Value	81,141	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,455 / 1,455
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,455
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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	176,094	121.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.25	Total Misc Impr	+	4,214			
Roofing Adj	+ 4.46	Garage Cost	+	16,250			
Subfloor Adj	+ -1.18	Total RCN	=	206,224			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	94,863			
Plumbing Adj	+ 9.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,361			
Adj Base Cost	= 127.67	Lot Value	+	81,141			
Total Area	x 1,455	Indicated Value	=	192,502			
Adjusted Cost	= 185,760	Value Per SqFt		132.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,361		
Lot Value	81,141		
Indicated Value	192,502	132.30	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	200,002	137.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48442	7x6		42	24.14		1,014
SUN	Sunroom	48443	16x10		160	20.00		3,200



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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,455	1.000	1,455
2	G	1		10	Attached Garage	620	1.000	620
3	M	PRCH		10	SLBC	42	1.000	42
4	M	SUN		10	Sunroom	160	1.000	160
<b>Total Building Area</b>						1,455		1,455



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x25x0			625
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 625) 10,000		<b>Modifier Total</b>	<b>RCN</b> 10,000	<b>Depr (25% Phys/ % Func)</b> 2,500	<b>RCNLD</b> 7,500
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b> 562	<b>Depr (100% Phys/ % Func)</b> 562	<b>RCNLD</b> 562