



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:37
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Assessment Data					Primary Image																																																																																																																				
Account 660019864 Parcel ID 000000-00-0-00393-001-0002 Cadastral ID 23-21-14-04100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 132564 POTTS, BONNIE D PROTECTION TRUST 16119 E 89TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16119 E 89TH ST N Subdivision HUNTERS GLEN ESTATES Lot/Block 0002 / 0001 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: 36.28355855 -95.79339047																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0738 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,774.00 x 2.59 = 120,987 Factor Value Adjustments 1.0000 Lot Value 120,987		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Frame, Siding, Wood 15% Veneer, Masonry
Base/Total Area	1,120 / 1,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	146,898	129.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	191,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.14	Total Misc Impr	+ 9,857				
Roofing Adj	+ 4.70	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.24	Total RCN	= 175,329				
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 71,885				
Plumbing Adj	+ 15.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 103,444				
Adj Base Cost	= 134.67	Lot Value	+ 120,987				
Total Area	x 1,136	Indicated Value	= 224,431				
Adjusted Cost	= 152,985	Value Per SqFt	197.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,444		
Lot Value	120,987		
Indicated Value	224,431	197.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,431	197.56	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	48454	10x4		40	24.14	966
PRCH	SLAB PORCH - COVERED	48455	16x10		160	23.72	3,795



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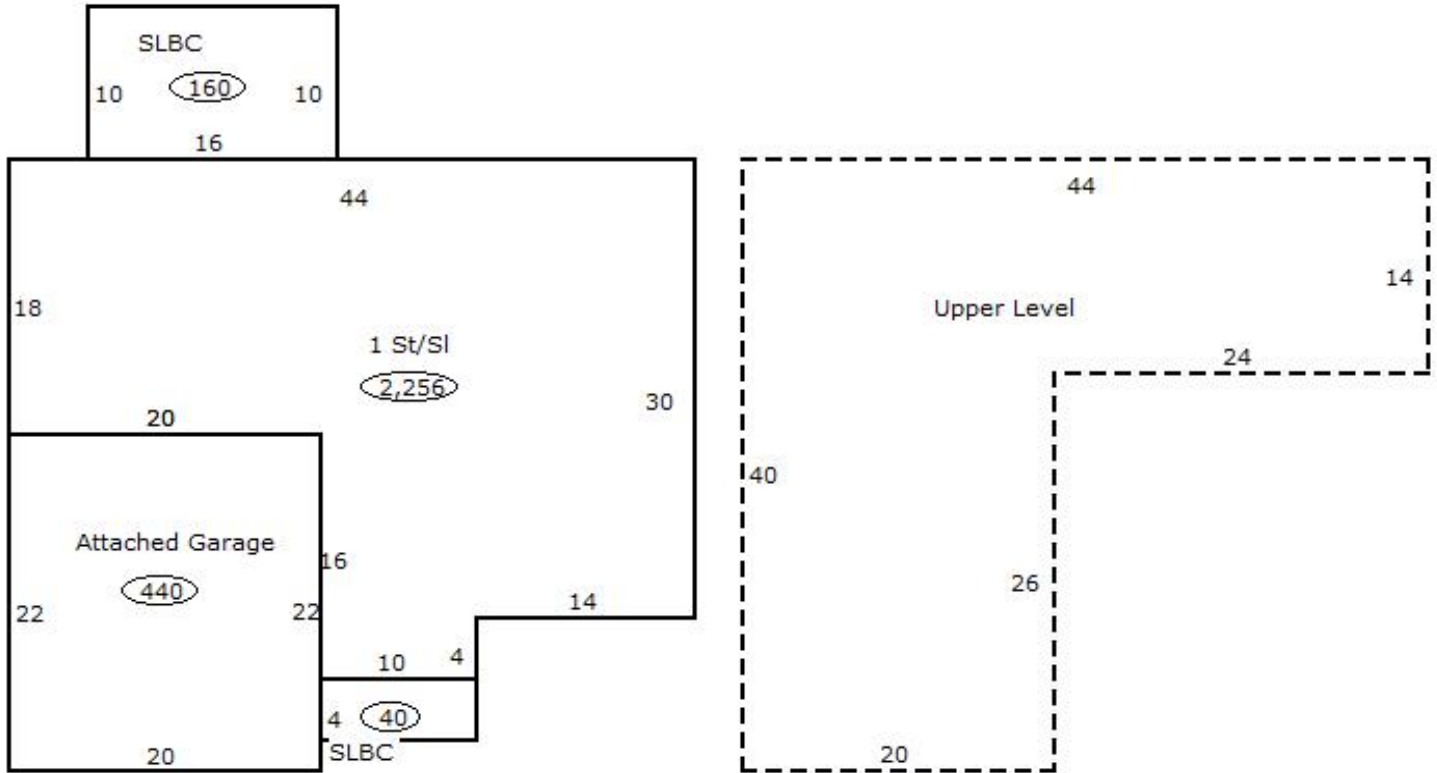
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,120	2.014	2,256
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	160	1.000	160
5	U	^UL	Overhang	13	Upper Level	1,136	1.000	1,136
Total Building Area						1,120		2,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 168)		786		786	786	786