



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:38:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019868 <b>Parcel ID</b> 000000-00-0-00393-002-0002 <b>Cadastral ID</b> 23-21-14-04140 <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> 283603 COX, JAMES W &  DONNA J-TRUSTEES 16317 E 89TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 16317 E 89TH ST N <b>Subdivision</b> HUNTERS GLEN ESTATES <b>Lot/Block</b> 0002 / 0002 <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> Lat/Long: 36.28356605 -95.79114089 LOT 2 BLOCK 2 HUNTERS GLEN ESTATES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0745 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,805.00 x 2.59 = 121,019 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 121,019		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,059 / 2,117
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,059
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	479 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	250,711	118.43	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	6,320 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.63	<b>Total Misc Impr</b>	+ 19,712				
<b>Roofing Adj</b>	+ 2.72	<b>Garage Cost</b>	+ 15,400				
<b>Subfloor Adj</b>	+ -1.30	<b>Total RCN</b>	= 278,609				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 35%)</b>	- 97,513				
<b>Plumbing Adj</b>	+ 7.33	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 181,096				
<b>Adj Base Cost</b>	= 115.02	<b>Lot Value</b>	+ 121,019				
<b>Total Area</b>	x 2,117	<b>Indicated Value</b>	= 302,115				
<b>Adjusted Cost</b>	= 243,497	<b>Value Per SqFt</b>	142.71				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	181,096		
<b>Lot Value</b>	121,019		
<b>Indicated Value</b>	302,115	142.71	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	16,320		
<b>Total Value</b>	318,435	150.42	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48476	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	48477	514		514	25.34		13,025

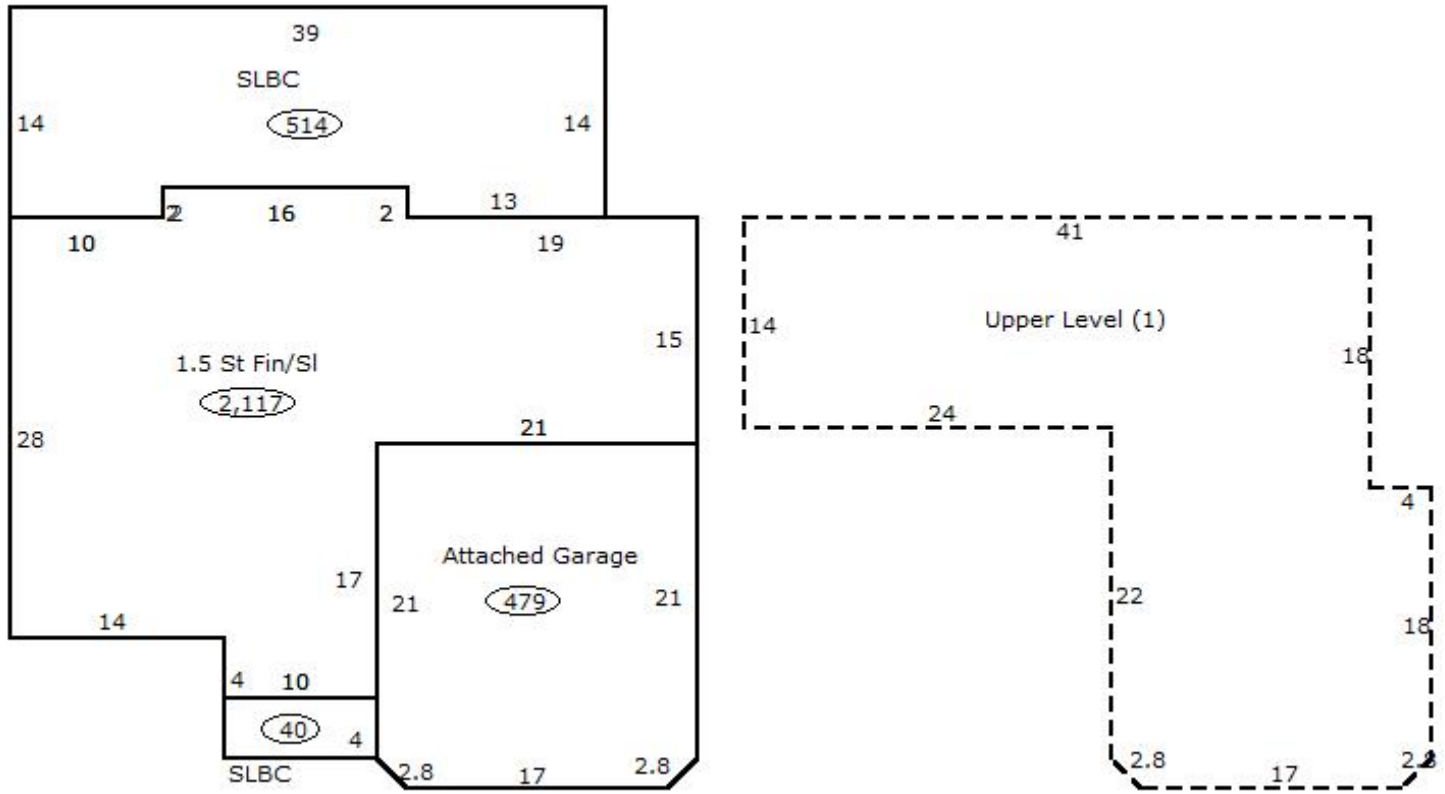


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Sketch Image

660019868



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,059	1.999	2,117
2	G	1		13	Attached Garage	479	1.000	479
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	514	1.000	514
5	U	^UL		13	Upper Level (1)	1,058	1.000	1,058
<b>Total Building Area</b>						1,059		2,117



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 1,200) 19,200		<b>Modifier Total</b>	<b>RCN</b> 19,200	<b>Depr (15% Phys/ % Func)</b> 2,880	<b>RCNLD</b> 16,320
	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