



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:57:41  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019872 <b>Parcel ID</b> 000000-00-0-00393-003-0002 <b>Cadastral ID</b> 23-21-14-04180 <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> 323766 COLLINS, THOMAS J & MARJORIE A  16118 E 89TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16118 E 89TH ST N <b>Subdivision</b> HUNTERS GLEN ESTATES <b>Lot/Block</b> 0002 / 0003 Parcel Size 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: 36.28258591 -95.79334194																																																																																																																									
<b>Legal Description</b> LOT 2 BLOCK 3 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> 1.1145 <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> 48,547.00 x 2.53 = 122,848 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 122,848		

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>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,226 / 2,126
<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>	1,226
<b>Fixture/RghIn</b>	15 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	660 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1992 / 17



\\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>	298,334	140.33	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	417,190		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.73	<b>Total Misc Impr</b>	+ 9,301				
<b>Roofing Adj</b>	+ 3.00	<b>Garage Cost</b>	+ 19,912				
<b>Subfloor Adj</b>	+ -1.40	<b>Total RCN</b>	= 277,509				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 19%)</b>	- 52,727				
<b>Plumbing Adj</b>	+ 9.82	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 224,782				
<b>Adj Base Cost</b>	= 116.79	<b>Lot Value</b>	+ 122,848				
<b>Total Area</b>	x 2,126	<b>Indicated Value</b>	= 347,630				
<b>Adjusted Cost</b>	= 248,296	<b>Value Per SqFt</b>	163.51				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	224,782		
<b>Lot Value</b>	122,848		
<b>Indicated Value</b>	347,630	163.51	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	43,862		
<b>Total Value</b>	391,492	184.14	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	48497	18x4		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	48498	66		66	26.72		1,764

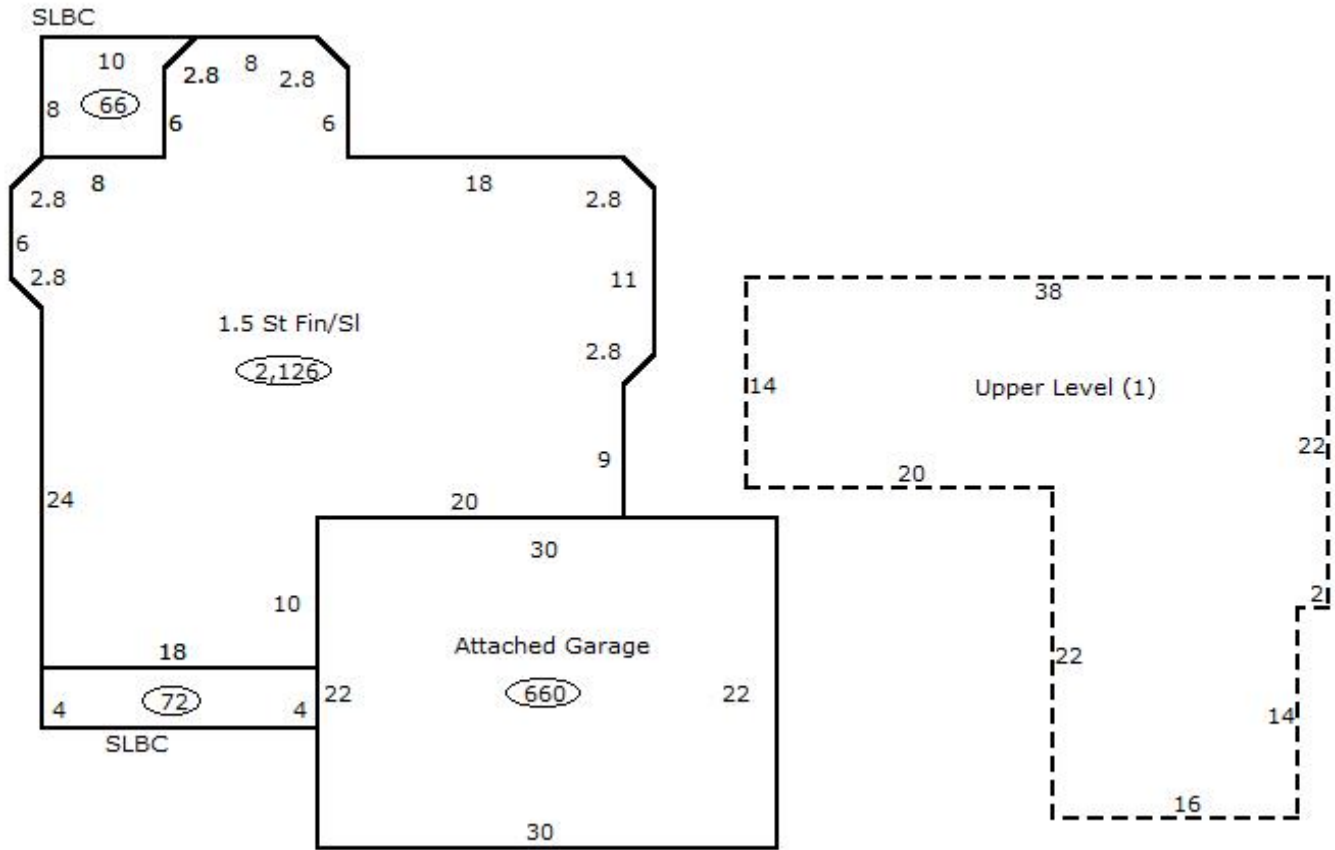


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Sketch Image

660019872



**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	1,226	1.734	2,126
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	66	1.000	66
5	U	^UL		13	Upper Level (1)	900	1.000	900
<b>Total Building Area</b>						1,226		2,126



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 3	Year 2018	Eff Age		
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1) 2,950		<b>Modifier Total</b>	<b>RCN</b> 2,950	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 2,950
	GRDT	GARAGE - DETACHED	30x40x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (27.24 x 1,200) 32,688		<b>Modifier Total</b>	<b>RCN</b> 32,688	<b>Depr (10% Phys/ % Func)</b> 3,269	<b>RCNLD</b> 29,419
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (60% Phys/ % Func)</b> 15,000	<b>RCNLD</b> 10,000
	STF	STG FAIR	14x24x0			336
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x 336) 1,572		<b>Modifier Total</b>	<b>RCN</b> 1,572	<b>Depr (5% Phys/ % Func)</b> 79	<b>RCNLD</b> 1,493