



# 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	660019873								
Parcel ID	000000-00-0-00393-003-0003								
Cadastral ID	23-21-14-04190								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	136614								
STEPHENS, RENE P &									
CASSANDRA G									
16204 E 89TH ST N									
OWASSO OK 74055-0000									
Parcel Location									
Situs	16204 E 89TH ST N								
Subdivision	HUNTERS GLEN ESTATES								
Lot/Block	0003 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	23 / 21 / 14 / 5								
Neighborhood	1212 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.28258507 -95.79280532									
LOT 3 BLOCK 3 HUNTERS GLEN ESTATES									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
827/850			12,500	No					
832/843			75,750	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	123,127	48,612	11%	5,347	Assessed	26,289	
Year Frozen	0	Improvements	222,597	190,385		20,942	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	345,724	238,997		26,289	Total Taxable	25,289	
								-98.00	
								2,477.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019873	STEPHENS, RENE P &	3	341,613	1000	24,524	2,402.00		
2024	2024-660019873	STEPHENS, RENE P &	3	297,257	1000	23,780	2,285.00		
2023	2023-660019873	STEPHENS, RENE P &	3	237,293	1000	23,059	2,161.00		
2022	2022-660019873	STEPHENS, RENE P &	3	217,236	1000	22,358	2,190.00		
2021	2021-660019873	STEPHENS, RENE P &	3	216,670	1000	21,678	2,097.00		
2020	2020-660019873	STEPHENS, RENE P &	3	215,191	1000	21,018	2,030.00		
2019	2019-660019873	STEPHENS, RENE P &	3	204,501	1000	20,376	1,970.00		
2018	2018-660019873	STEPHENS, RENE P &	3	213,640	1000	19,754	1,839.00		
2017	2017-660019873	STEPHENS, RENE P &	3	211,557	1000	19,150	1,801.00		
2016	2016-660019873	STEPHENS, RENE P &	3	206,275	1000	18,562	1,748.00		
2015	2015-660019873	STEPHENS, RENE P &	3	201,892	1000	17,993	1,706.00		
2014	2014-660019873	STEPHENS, RENE P &	3	205,463	1000	17,440	1,669.00		
2013	2013-660019873	STEPHENS, RENE P &	3	194,311	1000	16,903	1,583.00		



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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> 1.1206 <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> 48,812.00 x 2.52 = 123,127 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 123,127		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,110 / 2,521
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,110
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27



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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>	304,163	120.65	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	304,460 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	211,077		
<b>Lot Value</b>	123,127		
<b>Indicated Value</b>	334,204	132.57	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,520		
<b>Total Value</b>	345,724	137.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.57	<b>Total Misc Impr</b>	+ 12,070				
<b>Roofing Adj</b>	+ 2.71	<b>Garage Cost</b>	+ 18,106				
<b>Subfloor Adj</b>	+ -1.73	<b>Total RCN</b>	= 319,814				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 34%)</b>	- 108,737				
<b>Plumbing Adj</b>	+ 8.87	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 211,077				
<b>Adj Base Cost</b>	= 114.89	<b>Lot Value</b>	+ 123,127				
<b>Total Area</b>	x 2,521	<b>Indicated Value</b>	= 334,204				
<b>Adjusted Cost</b>	= 289,638	<b>Value Per SqFt</b>	132.57				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48502	10x4		40	29.40		1,176
PRCH	SLAB PORCH - COVERED	48503	14x11		154	28.99		4,464



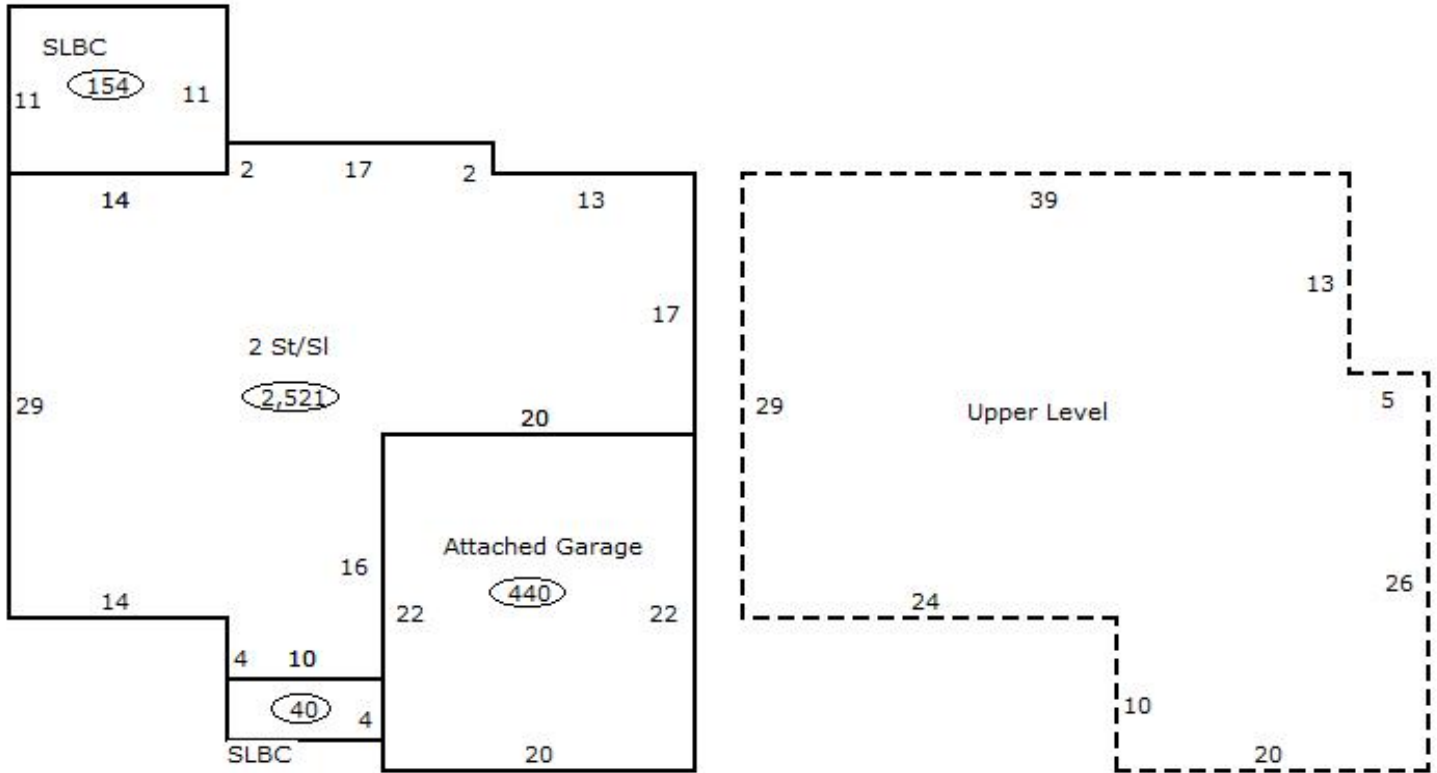
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,110	2.271	2,521
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL	Overhang	13	Upper Level	1,411	1.000	1,411
<b>Total Building Area</b>						1,110		2,521



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x30x0			900
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 900) 14,400		<b>Modifier Total</b>	<b>RCN</b> 14,400	<b>Depr (20% Phys/ % Func)</b> 2,880	<b>RCNLD</b> 11,520
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x 192) 899		<b>Modifier Total</b>	<b>RCN</b> 899	<b>Depr (100% Phys/ % Func)</b> 899	<b>RCNLD</b>