



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019874 <b>Parcel ID</b> 000000-00-0-00393-003-0004 <b>Cadastral ID</b> 23-21-14-04200 <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> 296622 UDALL, STEPHEN  16216 E 89TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16216 E 89TH ST N <b>Subdivision</b> HUNTERS GLEN ESTATES <b>Lot/Block</b> 0004 / 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: 36.28257767 -95.79224469 LOT 4 BLOCK 3 HUNTERS GLEN ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1188							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	48,734.00 x 2.52 = 123,045			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	123,045			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 357,981 123.02 Per SqFt				
Style	100% Two Story			<b>Direct Comparables</b>				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,320 / 2,910			Adjustment Model 1 2022 Residential				
Style	100% Two Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 359,930 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	1,320			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 245,553				
Bed/F/H Bath	3 / 2.5 /			Lot Value 123,045				
Basement Area				Indicated Value 368,598 126.67 Per SqFt				
Garage Type	528 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 22,984				
Year/Eff Age	1991 / 26			Total Value 391,582 134.56 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	88.38	Total Misc Impr	+ 15,992					
Roofing Adj	+ 2.66	Garage Cost	+ 20,766					
Subfloor Adj	+ -1.73	Total RCN	= 361,107					
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	- 115,554					
Plumbing Adj	+ 7.68	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 245,553					
Adj Base Cost	= 111.46	Lot Value	+ 123,045					
Total Area	x 2,910	Indicated Value	= 368,598					
Adjusted Cost	= 324,349	Value Per SqFt	126.67					
<b>Miscellaneous Improvements</b>								
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	48507		201	201	28.79		5,787
PATO	SLAB PORCH - OPEN	48508		388	388	9.73		3,775



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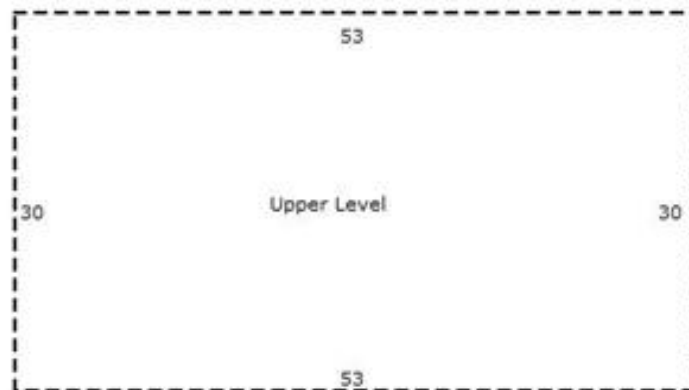
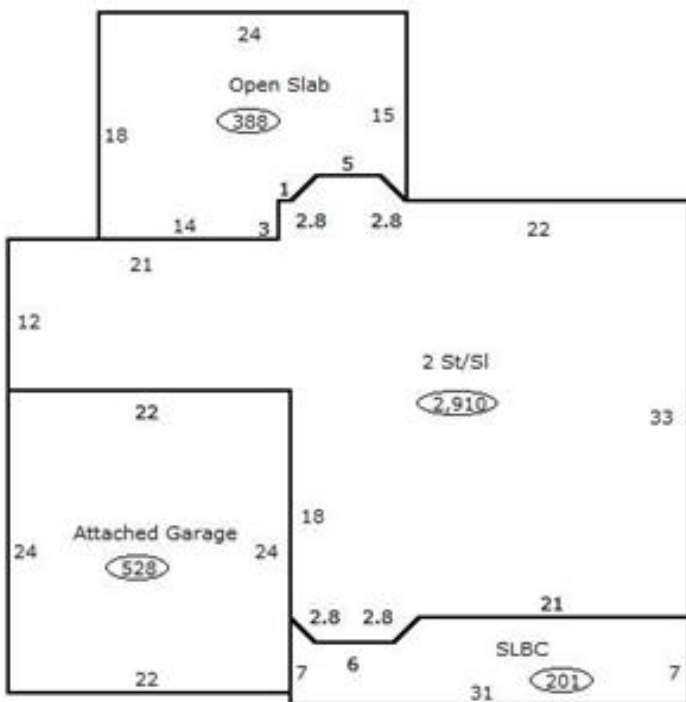
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,320	2.205	2,910
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	201	1.000	201
4	M	PATO		13	Open Slab	388	1.000	388
5	U	^UL	Overhang	13	Upper Level	1,590	1.000	1,590
<b>Total Building Area</b>						<b>1,320</b>		<b>2,910</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	25x45x0			1,125
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,125)	30,645	30,645	7,661	22,984