



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 660019875 Parcel ID 000000-00-0-00393-003-0005 Cadastral ID 23-21-14-04210 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 136904 POTTS, STEVEN L & PAMELA K REVOCABLE LIVING TRUST 16306 E 89TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16306 E 89TH ST N Subdivision HUNTERS GLEN ESTATES Lot/Block 0005 / 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 Lot/Long: 36.28257755 -95.79170183																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1172		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	48,664.00 x 2.53 = 122,971		
Factor Value			
Adjustments	1.0000		
Lot Value	122,971		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,658 / 1,658
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,658
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	186,002 112.18 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	241,060 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	147,313
Lot Value	122,971
Indicated Value	270,284 163.02 Per SqFt
Agland Value	
Site Improvements	9,950
Total Value	280,234 169.02 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.30	Total Misc Impr	+	16,564
Roofing Adj	+ 4.43	Garage Cost	+	12,100
Subfloor Adj	+ -1.15	Total RCN	=	230,177
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	82,864
Plumbing Adj	+ 8.49	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	147,313
Adj Base Cost	= 121.54	Lot Value	+	122,971
Total Area	x 1,658	Indicated Value	=	270,284
Adjusted Cost	= 201,513	Value Per SqFt		163.02

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	48512	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	48513	13x10		130	23.84		3,099
PRCH	SLAB PORCH - COVERED	138423	24x14		336	23.18		7,788
SHLT	STORM SHELTER-UG IN GARAGE			2025	1	0.00		



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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/SI	1,658	1.000	1,658
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	130	1.000	130
5	M	PRCH		13	SLBC	336	1.000	336
Total Building Area						1,658		1,658



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		14x20x0			280
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 280)		1,310	1,310		1,310
	DTGF DETACHED GARAGE FAIR		24x30x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520	11,520	2,880	8,640
	STF STG FAIR		10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562	562	562	