



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:27:45
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Assessment Data					Primary Image																																																																																																																				
Account 660019876 Parcel ID 000000-00-0-00393-003-0006 Cadastral ID 23-21-14-04220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 307234 BATCHELOR, VALERIE D 16314 E 89TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16314 E 89TH ST N Subdivision HUNTERS GLEN ESTATES Lot/Block 0006 / 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: 36.28258667 -95.79117777																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1463	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,933.00 x 2.49 = 124,304	
Factor Value		
Adjustments	1.0000	
Lot Value	124,304	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,104 / 2,152
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,104
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	260,448	121.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	328,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,882		
Lot Value	124,304		
Indicated Value	304,186	141.35	Per SqFt
Agland Value			
Site Improvements	18,750		
Total Value	322,936	150.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.49	Total Misc Impr	+ 13,668				
Roofing Adj	+ 2.77	Garage Cost	+ 16,437				
Subfloor Adj	+ -1.31	Total RCN	= 272,549				
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 92,667				
Plumbing Adj	+ 9.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 179,882				
Adj Base Cost	= 112.66	Lot Value	+ 124,304				
Total Area	x 2,152	Indicated Value	= 304,186				
Adjusted Cost	= 242,444	Value Per SqFt	141.35				

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	48516	10x6		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	48517	16x10		160	26.43		4,229
PATO	SLAB PORCH - OPEN	48518	216		216	10.28		2,220



Rogers

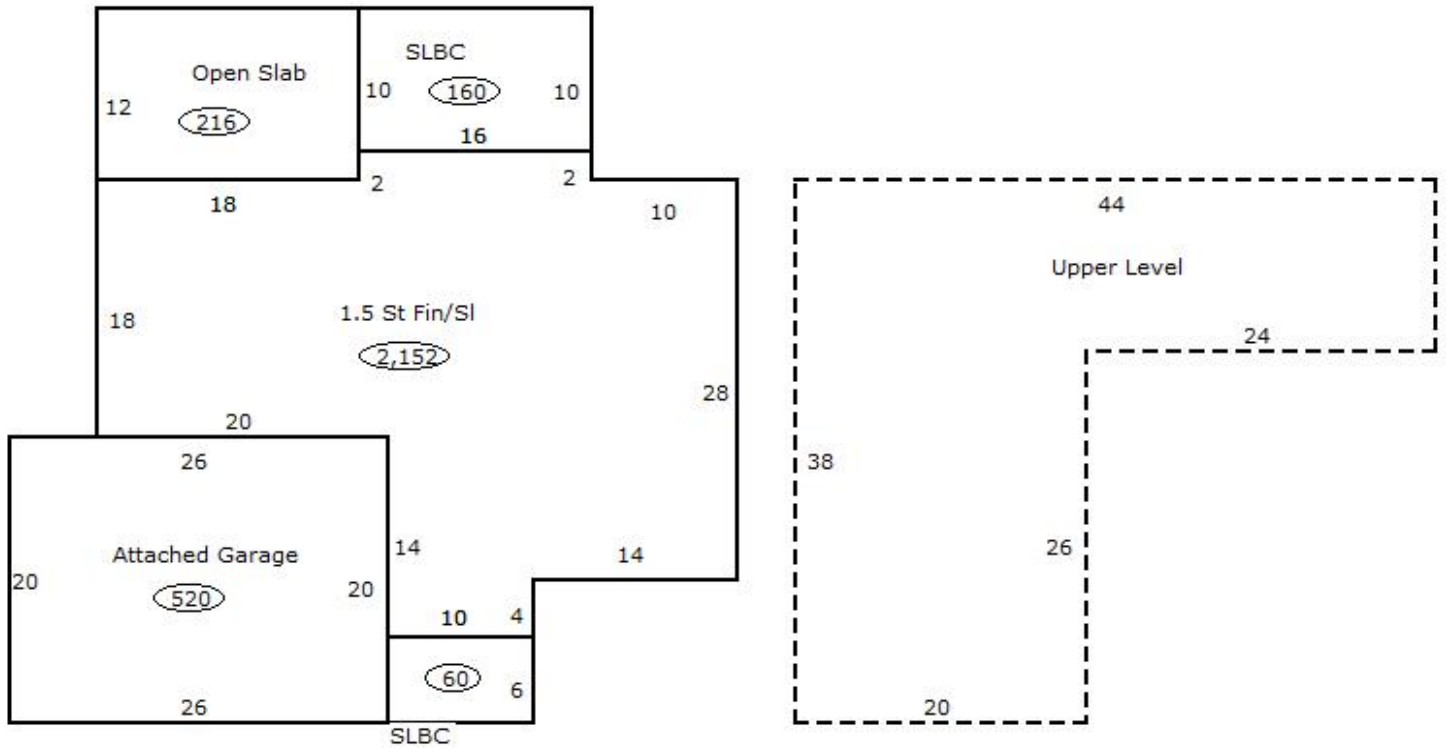
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,104	1.949	2,152
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	160	1.000	160
5	M	PATO		13	Open Slab	216	1.000	216
6	U	^UL		13	Upper Level	1,048	1.000	1,048
Total Building Area						1,104		2,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total		RCN 25,000	Depr (25% Phys/ % Func) 6,250
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total		RCN 2,950	Depr (100% Phys/ % Func) 2,950
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total		RCN 899	Depr (100% Phys/ % Func) 899
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total		RCN 1,123	Depr (100% Phys/ % Func) 1,123