



# 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> 660019878 <b>Parcel ID</b> 000000-00-0-00393-003-0008 <b>Cadastral ID</b> 23-21-14-04240 <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> 137624 DAVIS, JOHN M & GLENDA K  CO-TRUSTEES 16410 E 89TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16410 E 89TH ST N <b>Subdivision</b> HUNTERS GLEN ESTATES <b>Lot/Block</b> 0008 / 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: 36.28256348 -95.79003794																																																																																																																									
<b>Legal Description</b> LOT 8 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.078	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,958.00 x 2.58 = 121,180	
Factor Value		
Adjustments	1.0000	
Lot Value	121,180	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,094 / 2,546
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,094
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	316,705 124.39 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	351,630 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.50	Total Misc Impr	+ 17,779	Roofing Adj	+ 2.66	Garage Cost	+ 18,106
Subfloor Adj	+ -1.70	Total RCN	= 330,966	Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	- 105,909
Plumbing Adj	+ 6.97	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 225,057
Adj Base Cost	= 115.90	Lot Value	+ 121,180	Total Area	x 2,546	Indicated Value	= 346,237
		Value Per SqFt	135.99	Adjusted Cost	= 295,081		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	225,057
Lot Value	121,180
Indicated Value	346,237 135.99 Per SqFt
Agland Value	
Site Improvements	20,834
Total Value	367,071 144.18 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48526		224	224	28.72		6,433
PRCH	SLAB PORCH - COVERED	48527	17x10		170	28.92		4,916



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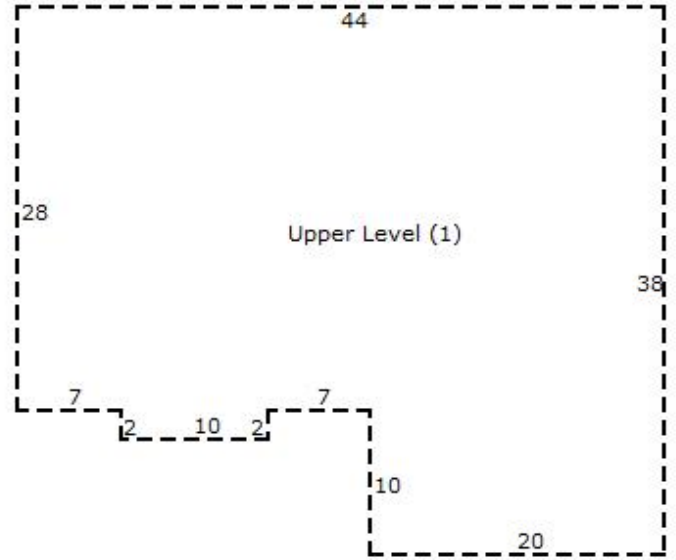
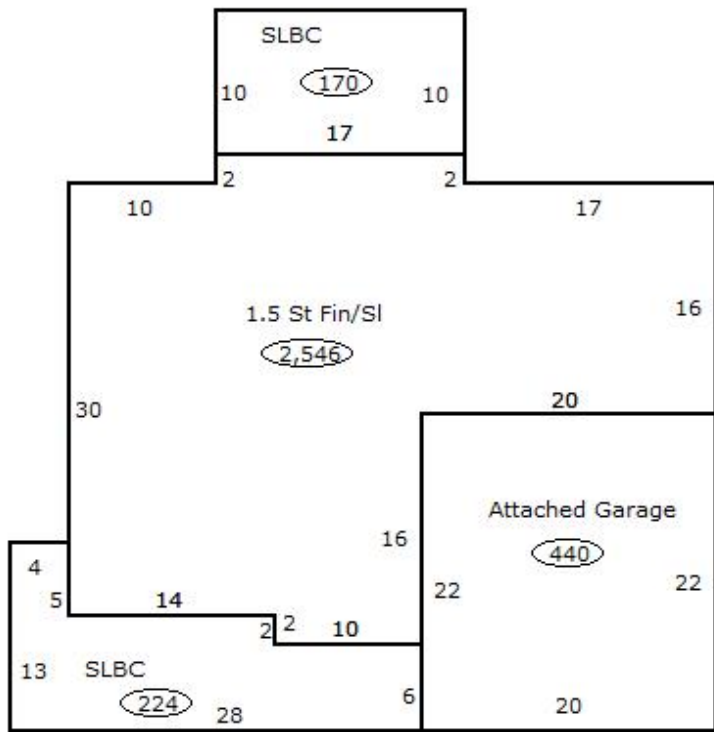
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,094	2.327	2,546
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	170	1.000	170
5	U	^UL		13	Upper Level (1)	1,452	1.000	1,452
<b>Total Building Area</b>						1,094		2,546



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	15x25x0			375
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b> Base Cost (16.00 x 375) 6,000		<b>Modifier Total</b>	<b>RCN</b> 6,000	<b>Depr (9% Phys/ % Func)</b> 540	<b>RCNLD</b> 5,460
	GRDT	GARAGE - DETACHED	25x30x0			750
	Qual 4	Cond 3	Year 2001	Eff Age 19		
	<b>Valuation Summary</b> Base Cost (37.96 x 750) 28,470		<b>Modifier Total</b>	<b>RCN</b> 28,470	<b>Depr (46% Phys/ % Func)</b> 13,096	<b>RCNLD</b> 15,374