



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:57
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Assessment Data					Primary Image																																																																																																																				
Account 660019880 Parcel ID 000000-00-0-00396-002-0002 Cadastral ID 23-21-14-04260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 286354 SEAMAN, VERNON C & SARAH 16212 E 90TH PL N OWASSO OK 74055-0000 Parcel Location Situs 16212 E 90TH ST N Subdivision HUNTERS GLEN ESTATES 2 Lot/Block 0002 / 0002 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: 36.28419800 -95.79332407																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0469 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,605.00 x 2.63 = 119,759 Factor Value Adjustments 1.0000 Lot Value 119,759		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,295 / 2,295
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,295
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\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	
Adusted R	0.8445		
Indicated Value	263,962	115.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	303,520		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.54	Total Misc Impr	+ 13,844				
Roofing Adj	+ 4.56	Garage Cost	+ 17,775				
Subfloor Adj	+ -2.19	Total RCN	= 321,500				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 90,020				
Plumbing Adj	+ 6.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 231,480				
Adj Base Cost	= 126.31	Lot Value	+ 119,759				
Total Area	x 2,295	Indicated Value	= 351,239				
Adjusted Cost	= 289,881	Value Per SqFt	153.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,480		
Lot Value	119,759		
Indicated Value	351,239	153.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,239	153.05	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48536	12x7		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	48537	168		168	26.40		4,435
PATO	SLAB PORCH - OPEN	48538	14x10		140	11.11		1,555



Rogers

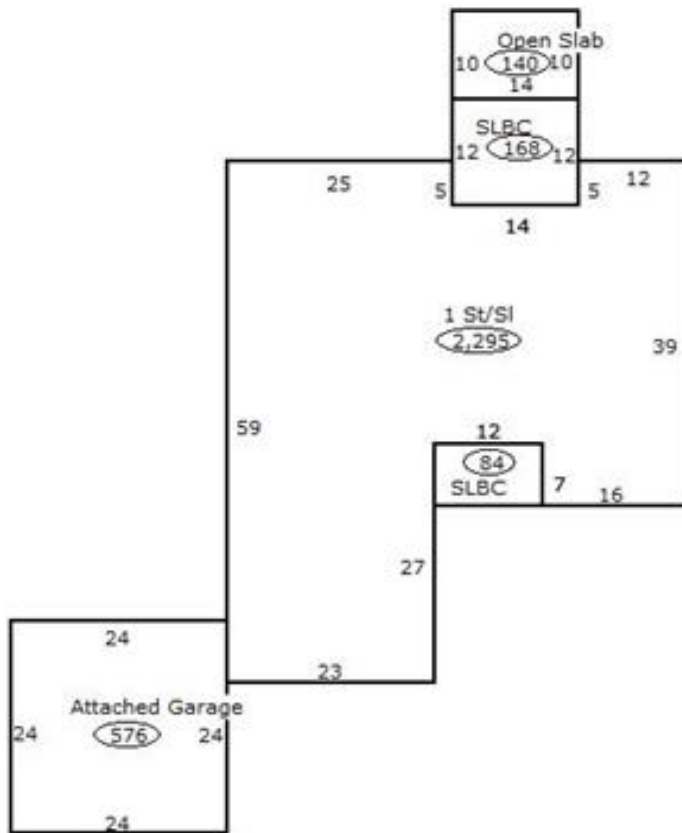
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Sketch Image

660019880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,295	1.000	2,295
2	M	PRCH		20	SLBC	84	1.000	84
3	M	PRCH		20	SLBC	168	1.000	168
4	M	PATO		20	Open Slab	140	1.000	140
5	G	1		20	Attached Garage	576	1.000	576
Total Building Area						2,295		2,295