



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019886 Parcel ID 000000-00-0-00396-004-0001 Cadastral ID 23-21-14-04320 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 310710 CARROLL, PERRY D & REBECCA ANN 16324 E 90TH CT N OWASSO OK 74055-0000 Parcel Location Situs 16324 E 90TH CT N Subdivision HUNTERS GLEN ESTATES 2 Lot/Block 0001 / 0004 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: 36.28435800 -95.79070747																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.982	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,776.00 x 2.70 = 115,495	
Factor Value		
Adjustments	1.0000	
Lot Value	115,495	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	5% Veneer, Stone 95% Veneer, Masonry
Base/Total Area	2,999 / 3,724
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,999
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	952 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

\\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	565,759	151.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.50	Total Misc Impr	+	16,731			
Roofing Adj	+ 4.84	Garage Cost	+	46,086			
Subfloor Adj	+ -3.52	Total RCN	=	546,639			
Heat/Cool Adj	+ 17.38	Depreciation (9%)	-	49,198			
Plumbing Adj	+ 5.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	497,441			
Adj Base Cost	= 129.92	Lot Value	+	115,495			
Total Area	x 3,724	Indicated Value	=	612,936			
Adjusted Cost	= 483,822	Value Per SqFt		164.59			

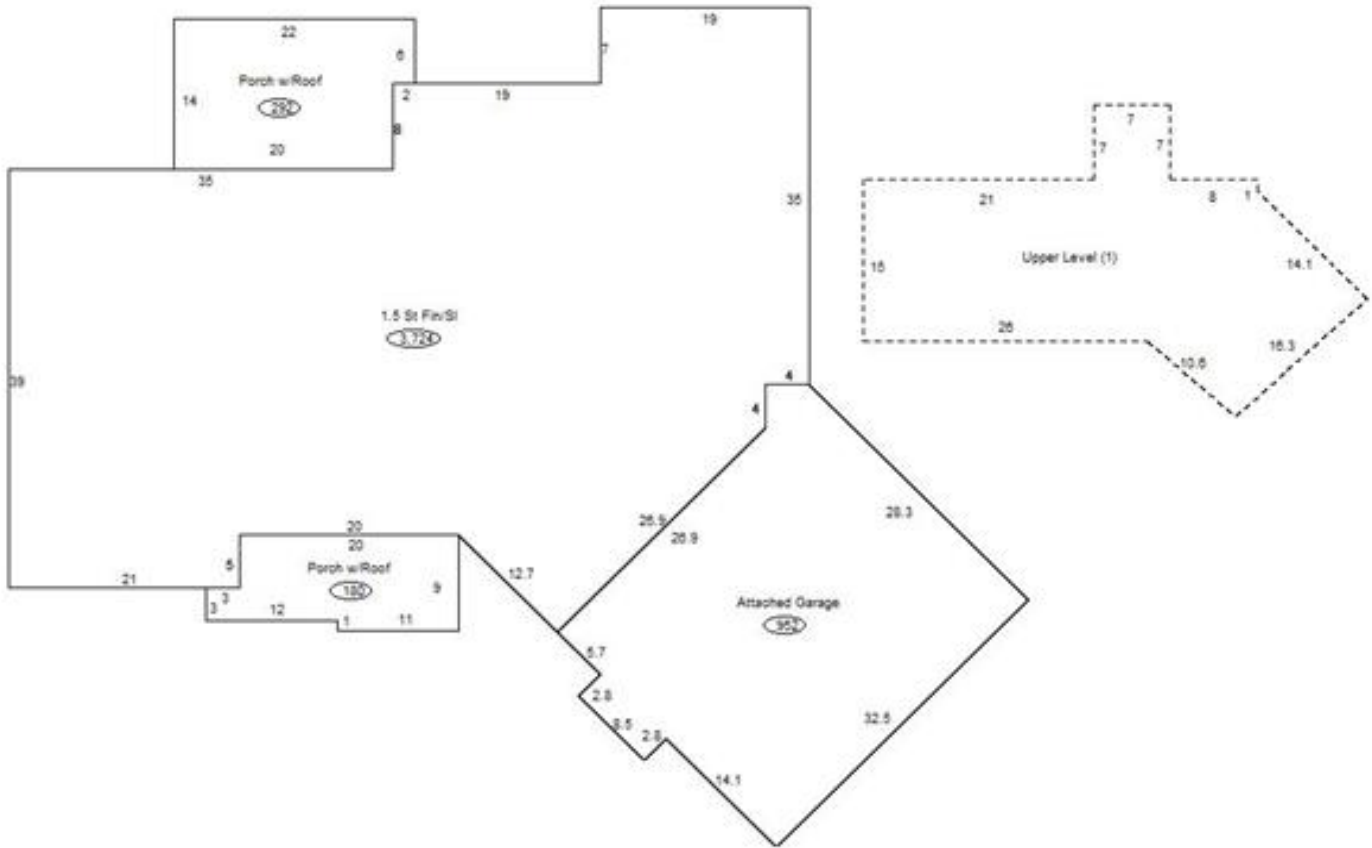
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	497,441		
Lot Value	115,495		
Indicated Value	612,936	164.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	612,936	164.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122522	292		292	35.23		10,287
PRCH	SLAB PORCH - COVERED	122524	180		180	35.80		6,444



Sketch Image

660019886



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	2,999	1.242	3,724
2	U	^UL		13	Upper Level (1)	725	1.000	725
3	M	PRCH		13	SLBC	292	1.000	292
4	G	1		13	Attached Garage	952	1.000	952
5	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						2,999		3,724