



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:11:17  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021777 <b>Parcel ID</b> 21N14E-26-3-00000-000-0000 <b>Cadastral ID</b> 26-21-14-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 140764 RADTKE, MAURICE L  16501 E 76TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16501 E 76TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.35 - Acres <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 3 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\\\tsclient\\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26474876 -95.78807691																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.35	
Non-Ag Acres	1.4151	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	61,643.00 x .51 = 31,191	
Factor Value		
Adjustments	1.0000	
Lot Value	31,191	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,542 / 1,542
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	83,727 54.30 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	69,355
Lot Value	31,191
Indicated Value	100,546 65.20 Per SqFt
Agland Value	
Site Improvements	2,491
Total Value	103,037 66.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.85	Total Misc Impr	+ 9,016
Roofing Adj	+ 3.94	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 177,834
Heat/Cool Adj	+ 10.30	Depreciation ( 61%)	- 108,479
Plumbing Adj	+ 6.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,355
Adj Base Cost	= 109.48	Lot Value	+ 31,191
Total Area	x 1,542	Indicated Value	= 100,546
Adjusted Cost	= 168,818	Value Per SqFt	65.20

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	52553	24x11		264	20.47		5,404
PRCH	SLAB PORCH - COVERED	52554	10x6		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	122124	14x8		112	20.94		2,345



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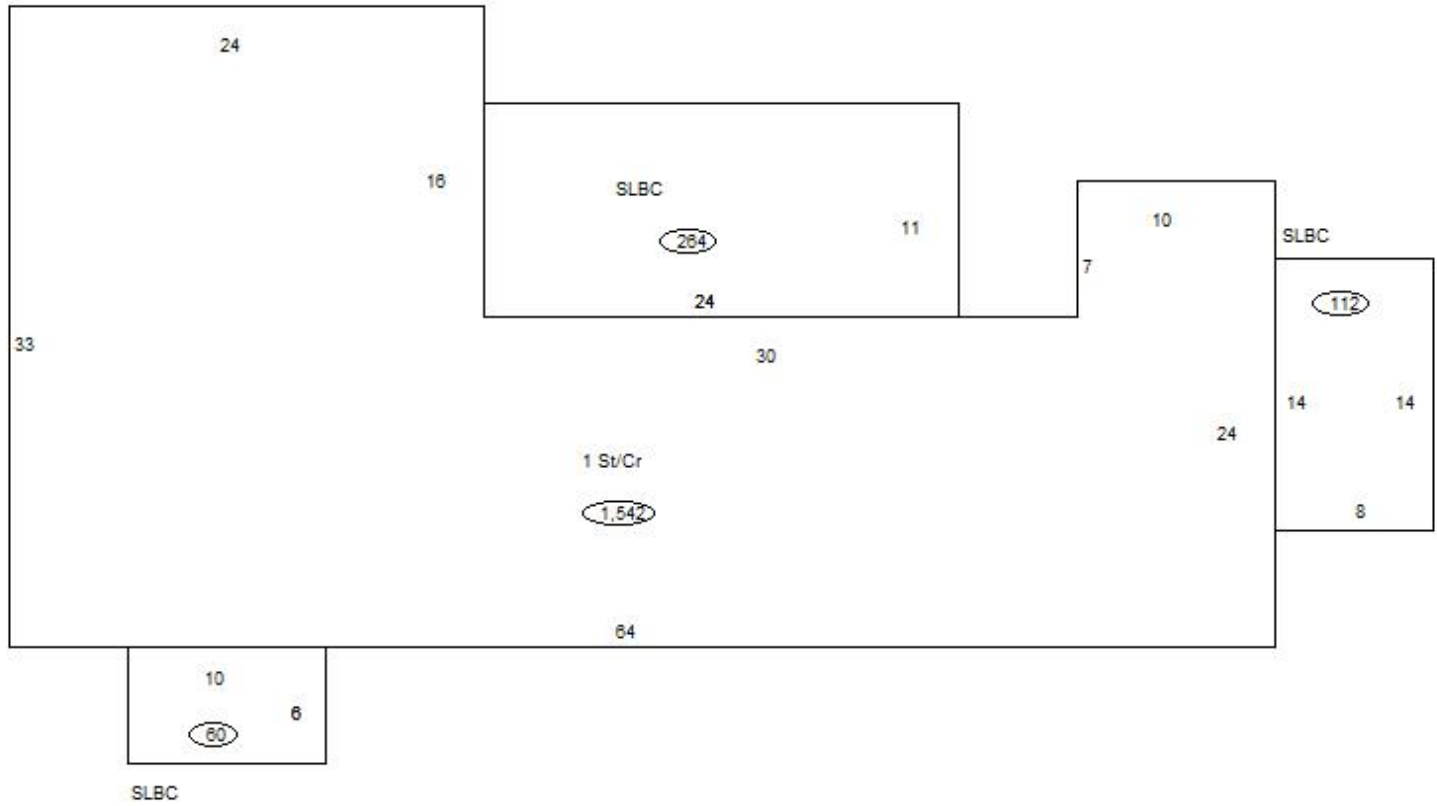
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### Sketch Image

660021777



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,542	1.000	1,542
2	M	PRCH		10	SLBC	264	1.000	264
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						1,542		1,542



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age	200
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x 200)		936		936	749	187
	DTGF Qual 2	DETACHED GARAGE FAIR Cond 3	20x24x0 Year		Eff Age	480
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 480)		7,680		7,680	5,376	2,304