



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660021814 Parcel ID 000000-00-0-00207-001-0004 Cadastral ID 26-21-14-02340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 129234 VANAMAN, WAYNE TRUSTEE 16123 E 85TH ST N OWASSO OK 74055-0120 Parcel Location Situs 16123 85TH ST Subdivision COUNTRY BRIER Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">03/09/2022 10:20</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/10/2022</p>																																																	
Legal Description Lat/Long: 36.27788041 -95.79314918																																																						
LOT 4 BLOCK 1 COUNTRY BRIER					Building Permits <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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000																																																		
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 138,061</td> <td>64,502</td> <td>11%</td> <td>7,095</td> <td>Assessed</td> <td>32,452</td> <td>3,179.00</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 261,030</td> <td>230,525</td> <td> </td> <td>25,357</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 399,091</td> <td>295,027</td> <td> </td> <td>32,452</td> <td>Total Taxable</td> <td>31,452</td> <td>3,081.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 138,061	64,502	11%	7,095	Assessed	32,452	3,179.00	Year Frozen	0	Improvements 261,030	230,525		25,357	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 399,091	295,027		32,452	Total Taxable	31,452	3,081.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021814	VANAMAN, WAYNE TRUSTEE	3	376,647	1000	30,508	2,989.00																																															
2024	2024-660021814	VANAMAN, WAYNE TRUSTEE	3	420,429	1000	29,590	2,843.00																																															
2023	2023-660021814	VANAMAN, WAYNE TRUSTEE	3	269,993	1000	28,699	2,689.00																																															
2022	2022-660021814	VANAMAN, WAYNE TRUSTEE	3	273,169	1000	29,049	2,846.00																																															
2021	2021-660021814	VANAMAN, WAYNE TRUSTEE	3	279,021	1000	28,556	2,763.00																																															
2020	2020-660021814	VANAMAN, WAYNE TRUSTEE	3	274,832	1000	27,695	2,675.00																																															
2019	2019-660021814	VANAMAN, WAYNE TRUSTEE	3	265,266	1000	26,859	2,596.00																																															
2018	2018-660021814	VANAMAN, WAYNE TRUSTEE	3	273,127	1000	26,048	2,425.00																																															
2017	2017-660021814	VANAMAN, WAYNE TRUSTEE	3	255,086	1000	25,260	2,376.00																																															
2016	2016-660021814	VANAMAN, WAYNE TRUSTEE	3	249,622	1000	24,495	2,306.00																																															
2015	2015-660021814	VANAMAN, WAYNE TRUSTEE	3	242,781	1000	23,752	2,252.00																																															
2014	2014-660021814	VANAMAN, WAYNE TRUSTEE	3	247,408	1000	23,031	2,205.00																																															
2013	2013-660021814	VANAMAN, WAYNE TRUSTEE	3	237,130	1000	22,332	2,092.00																																															



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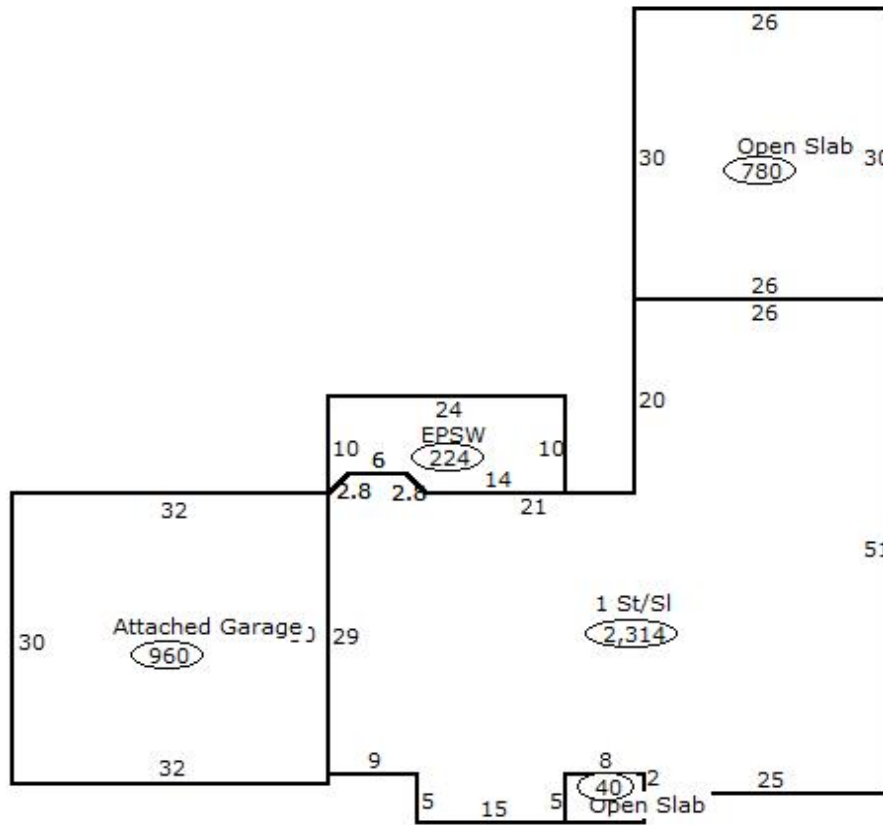
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.4471							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	63,035.00 x 2.19 = 138,061			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/10/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	138,061			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture				Indicated Value 334,758 144.67 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Stone			Selection Model A Adam Test				
Base/Total Area	2,314 / 2,314			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 5				
HVAC	100% Warmed & Cooled Air			Indicated Value 406,810 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,314			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 208,198				
Bed/F/H Bath	3 / 2.5 /			Lot Value 138,061				
Basement Area				Indicated Value 346,259 149.64 Per SqFt				
Garage Type	960 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 52,832				
Year/Eff Age	1979 / 35			Total Value 399,091 172.47 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	109.85	Total Misc Impr	+ 28,229					
Roofing Adj	+ 4.56	Garage Cost	+ 28,598					
Subfloor Adj	+ -2.19	Total RCN	= 365,260					
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 157,062					
Plumbing Adj	+ 8.43	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 208,198					
Adj Base Cost	= 133.29	Lot Value	+ 138,061					
Total Area	x 2,314	Indicated Value	= 346,259					
Adjusted Cost	= 308,433	Value Per SqFt	149.64					
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
EPSW	ENCLOSED PORCH - SOLID WALL	52685		224	224	68.96		15,447
PATO	SLAB PORCH - OPEN	52686	30x26		780	8.60		6,708
PATO	SLAB PORCH - OPEN	52687	40		40	11.48		459



Sketch Image

660021814



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,314	1.000	2,314
2	G	1		20	Attached Garage	960	1.000	960
3	M	EPSW		20	EPSW	224	1.000	224
4	M	PATO		20	Open Slab	780	1.000	780
5	M	PATO		20	Open Slab	40	1.000	40
Total Building Area						2,314		2,314



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x80x0			3,200
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (25.40 x 3,200)	81,280	81,280	28,448	52,832