



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:39:16  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660021815 <b>Parcel ID</b> 000000-00-0-00207-001-0005 <b>Cadastral ID</b> 26-21-14-02350 <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> 323157 WILLIAMS, MICHAEL & HEATHER  16131 E 85TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16131 E 85TH ST N <b>Subdivision</b> COUNTRY BRIER <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.27815094 -95.79256179 LOT 5 BLOCK 1 COUNTRY BRIER																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1782	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,324.00 x 2.45 = 125,764	
Factor Value		
Adjustments	1.0000	
Lot Value	125,764	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,872
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 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	221,073	118.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	311,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,919		
Lot Value	125,764		
Indicated Value	278,683	148.87	Per SqFt
Agland Value			
Site Improvements	14,710		
Total Value	293,393	156.73	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.48	Total Misc Impr	+	15,536			
Roofing Adj	+ 4.77	Garage Cost	+	15,149			
Subfloor Adj	+ -2.26	Total RCN	=	268,279			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	115,360			
Plumbing Adj	+ 8.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	152,919			
Adj Base Cost	= 126.92	Lot Value	+	125,764			
Total Area	x 1,872	Indicated Value	=	278,683			
Adjusted Cost	= 237,594	Value Per SqFt		148.87			

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	52690	12x6		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	52691	22x14		308	25.97		7,999



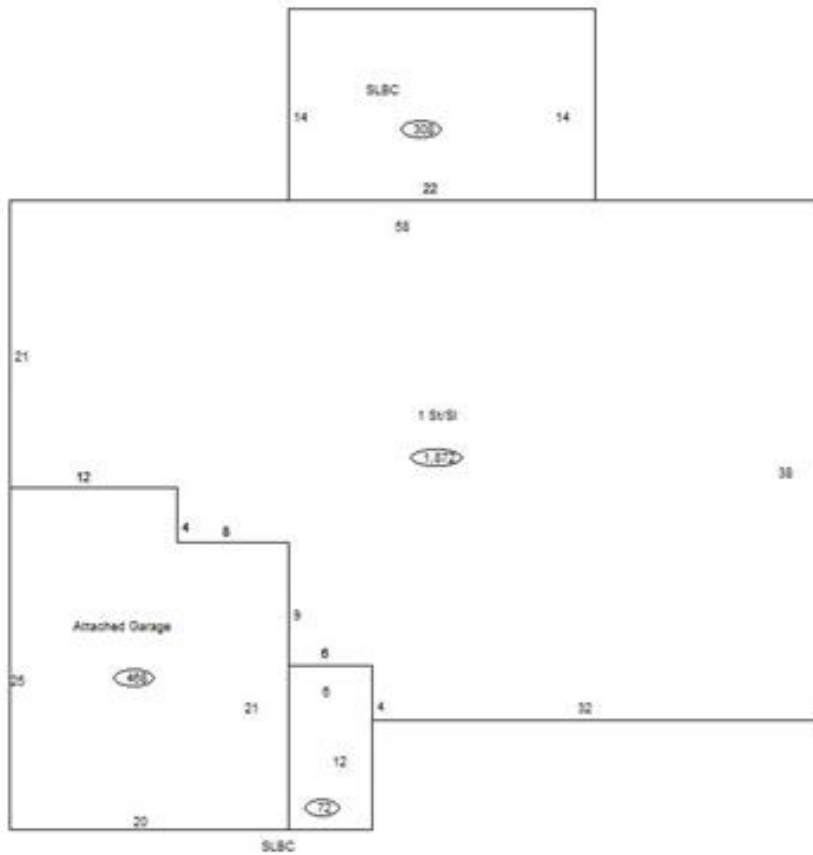
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,872	1.000	1,872
2	G	1		10	Attached Garage	468	1.000	468
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PRCH		10	SLBC	308	1.000	308
<b>Total Building Area</b>						<b>1,872</b>		<b>1,872</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	24x30x0			720
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 720)	19,613	19,613	4,903	14,710