



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 660021816 Parcel ID 000000-00-0-00207-001-0006 Cadastral ID 26-21-14-02360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342735 HELTON, SARINA 16143 E 85TH ST OWASSO OK 74055-0000 Parcel Location Situs 16143 85TH ST Subdivision COUNTRY BRIER Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27820130 -95.79180638																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0869	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,344.00 x 2.57 = 121,585	
Factor Value		
Adjustments	1.1661	
Lot Value	141,780	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,048 / 2,048
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,048
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	528 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	264,109	128.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	331,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,729		
Lot Value	141,780		
Indicated Value	333,509	162.85	Per SqFt
Agland Value			
Site Improvements	14,301		
Total Value	347,810	169.83	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.76	Total Misc Impr	+	28,185			
Roofing Adj	+ 5.35	Garage Cost	+	20,766			
Subfloor Adj	+ -3.40	Total RCN	=	336,367			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	144,638			
Plumbing Adj	+ 13.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,729			
Adj Base Cost	= 140.34	Lot Value	+	141,780			
Total Area	x 2,048	Indicated Value	=	333,509			
Adjusted Cost	= 287,416	Value Per SqFt		162.85			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	52693	26x16		416	28.10		11,690
PRCH	SLAB PORCH - COVERED	52696	28x10		280	28.54		7,991
PATO	SLAB PORCH - OPEN	118017	17x10		170	12.20		2,074

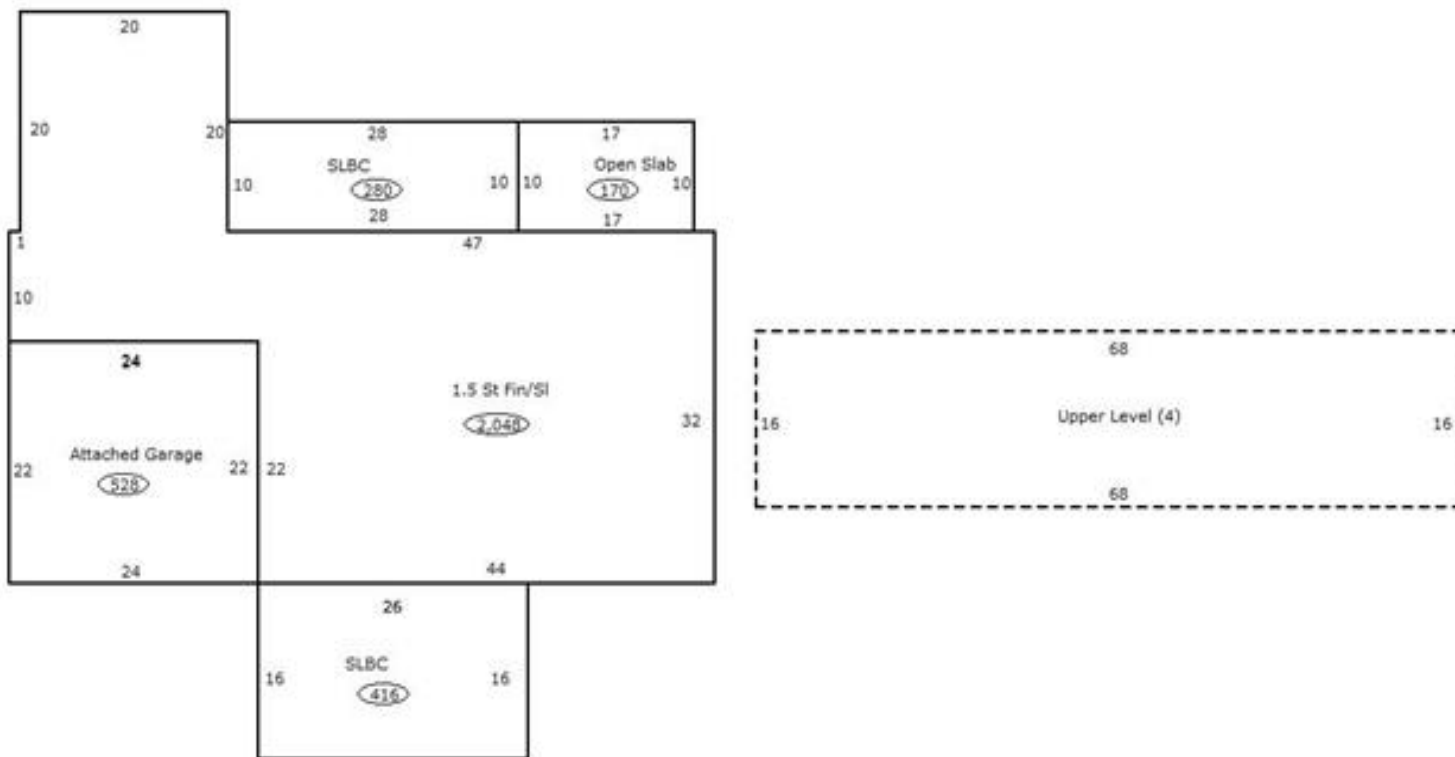


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	528	1.000	528
2	M	PRCH		13	SLBC	416	1.000	416
3	R	5	Slab	13	1.5 St Fin/SI	2,048	1.000	2,048
4	U	^UL		13	Upper Level (4)	1,088	1.000	1,088
5	M	PRCH		13	SLBC	280	1.000	280
6	M	PATO		13	Open Slab	170	1.000	170
Total Building Area						2,048		2,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	25x30x0			750
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 750)	20,430	20,430	6,129	14,301