



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:39:23
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021821 Parcel ID 000000-00-0-00207-002-0004 Cadastral ID 26-21-14-02410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315649 COX, REBECCA L & KEVIN C 16334 E 85TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16334 85TH ST Subdivision COUNTRY BRIER Lot/Block 0004 / 0002 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: 36.27748240 -95.78840898																																																																																																																									
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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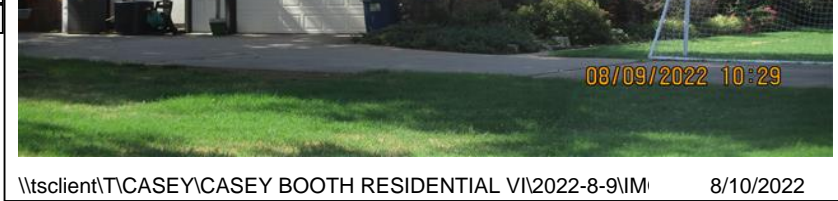
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Date 04/16/2026
Time 21:39:23
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0786	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,983.00 x 2.58 = 121,206	
Factor Value		
Adjustments	1.0000	
Lot Value	121,206	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,616 / 2,992
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,616
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	732 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 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	399,365	133.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	458,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,032		
Lot Value	121,206		
Indicated Value	370,238	123.74	Per SqFt
Agland Value			
Site Improvements	14,485		
Total Value	384,723	128.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.98	Total Misc Impr	+	10,971			
Roofing Adj	+ 3.42	Garage Cost	+	33,247			
Subfloor Adj	+ -2.62	Total RCN	=	431,712			
Heat/Cool Adj	+ 16.31	Depreciation (43%)	-	185,636			
Plumbing Adj	+ 8.42	Lump Sums	+	2,956			
Basement Adj	+ 0.00	RCNLD	=	249,032			
Adj Base Cost	= 129.51	Lot Value	+	121,206			
Total Area	x 2,992	Indicated Value	=	370,238			
Adjusted Cost	= 387,494	Value Per SqFt		123.74			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	52716		72	72	32.96		2,373
PRCH	SLAB PORCH - COVERED	52717		5x4	20	33.13		663
PATO	SLAB PORCH - OPEN	122348		16x3	48	14.39		691
BALW	BALCONY - WOOD	122349		12x7	84	35.19		2,956



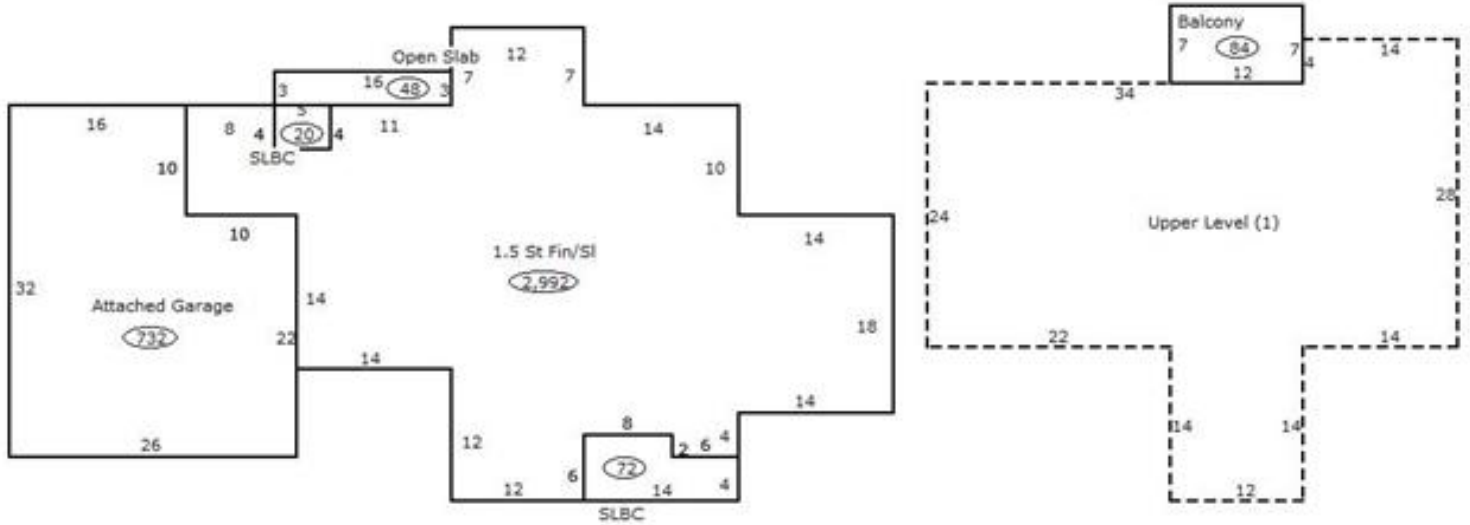
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Date 04/16/2026
 Time 21:39:24
 Page 3

Sketch Image

660021821



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	1,616	1.851	2,992
2	G	1		13	Attached Garage	732	1.000	732
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	20	1.000	20
5	U	^UL		13	Upper Level (1)	1,376	1.000	1,376
6	M	PATO		13	Open Slab	48	1.000	48
7	M	BALW		13	Balcony	84	1.000	84
Total Building Area						1,616		2,992



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 Time 21:39:24
 Page 4

660021821

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STGG STG GOOD		18x24x0			432	
	Qual 4	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (9.36 x 432)		4,044			4,044	809	3,235
	SV SWIM VINYL		0x0x0			1	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)		25,000			25,000	13,750	11,250