



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:39:27
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660021825 Parcel ID 000000-00-0-00207-002-0008 Cadastral ID 26-21-14-02450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 127064 PYLE, JOHNNY W & CHARLOTTE ANN REVOCABLE TRUST 16331 E 85TH ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 16331 85TH ST Subdivision COUNTRY BRIER Lot/Block 0008 / 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: 36.27769773 -95.78932056 LOT 8 BLOCK 2 COUNTRY BRIER																																																																																																																				
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Date 04/16/2026
Time 21:39:27
Page 2

Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.0458							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	45,553.00 x 2.63 = 119,705							
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/10/2022				
Adjustments	1.0000			GRM Approach				
Lot Value	119,705			GRM Code				
Residential Data				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			Multiple Regression				
Quality	3 - Average			MRA Code 1 Test				
Architecture				Adusted R 0.8445				
Style	100% One Story			Indicated Value 247,670 127.27 Per SqFt				
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood			Direct Comparables				
Base/Total Area	1,946 / 1,946			Selection Model A Adam Test				
Style	100% One Story			Adjustment Model 1 2022 Residential				
HVAC	100% Warmed & Cooled Air			Comparables 5				
Roof Cover	1 Composition Shingle			Indicated Value 332,610 Per SqFt				
Area on Slab	1,946			Value Reconciliation				
Fixture/RghIn	11 /			Selected Approach Cost Approach				
Bed/F/H Bath	3 / 2.0 /			Improvements 169,356				
Basement Area				Lot Value 119,705				
Garage Type	594 Attached Garage - Unfinished			Indicated Value 289,061 148.54 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1980 / 35			Site Improvements 24,599				
Cost Approach				Total Value 313,660 161.18 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	112.32	Total Misc Impr	+ 15,356					
Roofing Adj	+ 4.73	Garage Cost	+ 18,194					
Subfloor Adj	+ -2.22	Total RCN	= 297,116					
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 127,760					
Plumbing Adj	+ 7.97	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 169,356					
Adj Base Cost	= 135.44	Lot Value	+ 119,705					
Total Area	x 1,946	Indicated Value	= 289,061					
Adjusted Cost	= 263,566	Value Per SqFt	148.54					
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	52736	25x4		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	52737	16x12		192	26.33		5,055
PATO	SLAB PORCH - OPEN	52738	19x10		190	10.65		2,024



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 Page 4

660021825

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual 2	Cond 3	Year 2014	Eff Age 9			
		Valuation Summary	Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD	
		Base Cost (32.93 x 900)	29,637		29,637	5,038	24,599
	STF	STG FAIR	8x12x0			96	
	Qual 2	Cond 3	Year	Eff Age 1520			
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 96)	449		449	449	