



# 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	660021827								
Parcel ID	000000-00-0-00207-002-0010								
Cadastral ID	26-21-14-02470								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	127084								
COFFIN, RANDALL W & NITA J									
REVOCABLE LIVING TRUST									
8523 N 163RD E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08523 N 163RD E AVE								
Subdivision	COUNTRY BRIER								
Lot/Block	0010 / 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									
Lat/Long: 36.27817345 -95.79013760									
LOT 10 BLOCK 2 COUNTRY BRIER									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2011 0911	R12-NEW 30X30 900 SQ FT POLE BAR	09/2011	11/2011	12,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
805/321			76,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	125,968	48,009	11%	5,281	Assessed	23,818	2,333.21
Year Frozen	0	Improvements	208,271	168,518		18,537	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	334,239	216,527		23,818	Total Taxable	22,818	2,235.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021827	COFFIN, RANDALL W & NITA J	3	323,247	1000	22,124	2,167.00		
2024	2024-660021827	COFFIN, RANDALL W & NITA J	3	363,890	1000	21,451	2,061.00		
2023	2023-660021827	COFFIN, RANDALL W & NITA J	3	236,649	1000	20,797	1,949.00		
2022	2022-660021827	COFFIN, RANDALL W & NITA J	3	235,090	1000	20,163	1,975.00		
2021	2021-660021827	COFFIN, RANDALL W &	3	230,753	1000	19,546	1,891.00		
2020	2020-660021827	COFFIN, RANDALL W &	3	229,612	1000	18,947	1,830.00		
2019	2019-660021827	COFFIN, RANDALL W &	3	220,205	1000	18,366	1,775.00		
2018	2018-660021827	COFFIN, RANDALL W &	3	226,160	1000	17,803	1,657.00		
2017	2017-660021827	COFFIN, RANDALL W &	3	209,552	1000	17,255	1,623.00		
2016	2016-660021827	COFFIN, RANDALL W &	3	204,696	1000	16,723	1,574.00		
2015	2015-660021827	COFFIN, RANDALL W &	3	199,105	1000	16,208	1,537.00		
2014	2014-660021827	COFFIN, RANDALL W &	3	204,305	1000	15,706	1,503.00		
2013	2013-660021827	COFFIN, RANDALL W &	3	194,507	1000	15,219	1,426.00		



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1827 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 51,518.00 x 2.45 = 125,968 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 125,968		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,980 / 1,980
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,980
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	572 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	250,834	126.68	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	334,360 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	181,044		
<b>Lot Value</b>	125,968		
<b>Indicated Value</b>	307,012	155.06	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	27,227		
<b>Total Value</b>	334,239	168.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.72	<b>Total Misc Impr</b>	+ 37,130				
<b>Roofing Adj</b>	+ 4.71	<b>Garage Cost</b>	+ 17,686				
<b>Subfloor Adj</b>	+ -2.20	<b>Total RCN</b>	= 317,621				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 136,577				
<b>Plumbing Adj</b>	+ 9.86	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 181,044				
<b>Adj Base Cost</b>	= 132.73	<b>Lot Value</b>	+ 125,968				
<b>Total Area</b>	x 1,980	<b>Indicated Value</b>	= 307,012				
<b>Adjusted Cost</b>	= 262,805	<b>Value Per SqFt</b>	155.06				

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	52745		492	492	25.39		12,492
EPSW	ENCLOSED PORCH - SOLID WALL	52746		242	242	68.81		16,652
PATO	SLAB PORCH - OPEN	52747		20x12	240	9.88		2,371



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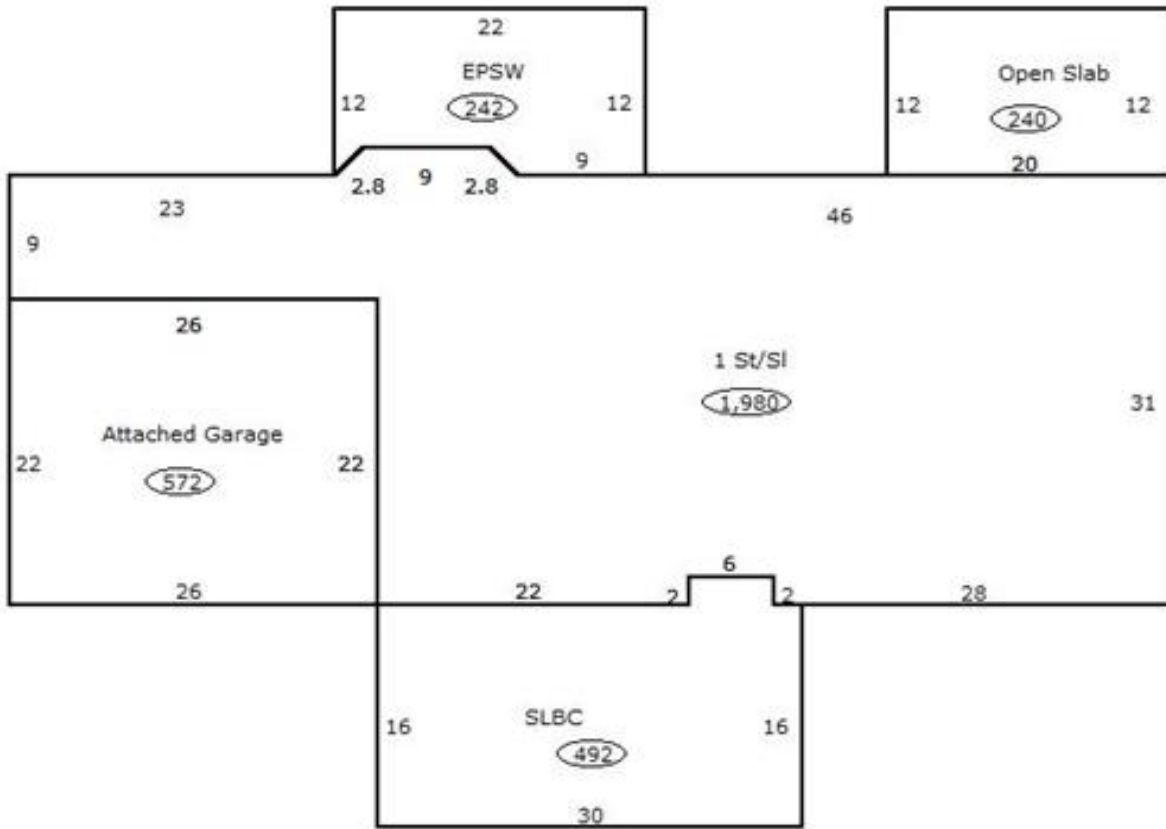
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,980	1.000	1,980
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	492	1.000	492
4	M	EPSW		13	EPSW	242	1.000	242
5	M	PATO		13	Open Slab	240	1.000	240
<b>Total Building Area</b>						1,980		1,980



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 2	Cond 3	Year 2011	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.28 x 900)		28,152		28,152	1,689	26,463
	STF	STG FAIR	0x0x0			192
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 192)		899		899	135	764
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.84 x 400)		4,336		4,336	4,336	