



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 660021835 Parcel ID 000000-00-0-00207-003-0008 Cadastral ID 26-21-14-02550 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348141 BAUER, RACHELLE 16236 E 82ND ST N OWASSO OK 74055-0000 Parcel Location Situs 16236 E 82ND ST N Subdivision COUNTRY BRIER Lot/Block 0008 / 0003 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: 36.27424144 -95.79138416																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9986	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,498.00 x 2.70 = 117,445	
Factor Value		
Adjustments	1.0000	
Lot Value	117,445	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,206 / 2,206
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,206
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	884 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	110.38	Total Misc Impr	+ 23,190
Roofing Adj	+ 5.26	Garage Cost	+ 32,894
Subfloor Adj	+ -3.40	Total RCN	= 353,365
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 151,947
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,418
Adj Base Cost	= 134.76	Lot Value	+ 117,445
Total Area	x 2,206	Indicated Value	= 318,863
Adjusted Cost	= 297,281	Value Per SqFt	144.54



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	307,669	139.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	374,130 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,418		
Lot Value	117,445		
Indicated Value	318,863	144.54	Per SqFt
Agland Value			
Site Improvements	12,476		
Total Value	331,339	150.20	Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	52779	106		106	29.18		3,093
EPSW	ENCLOSED PORCH - SOLID WALL	52780	15x12		180	75.93		13,667



Rogers

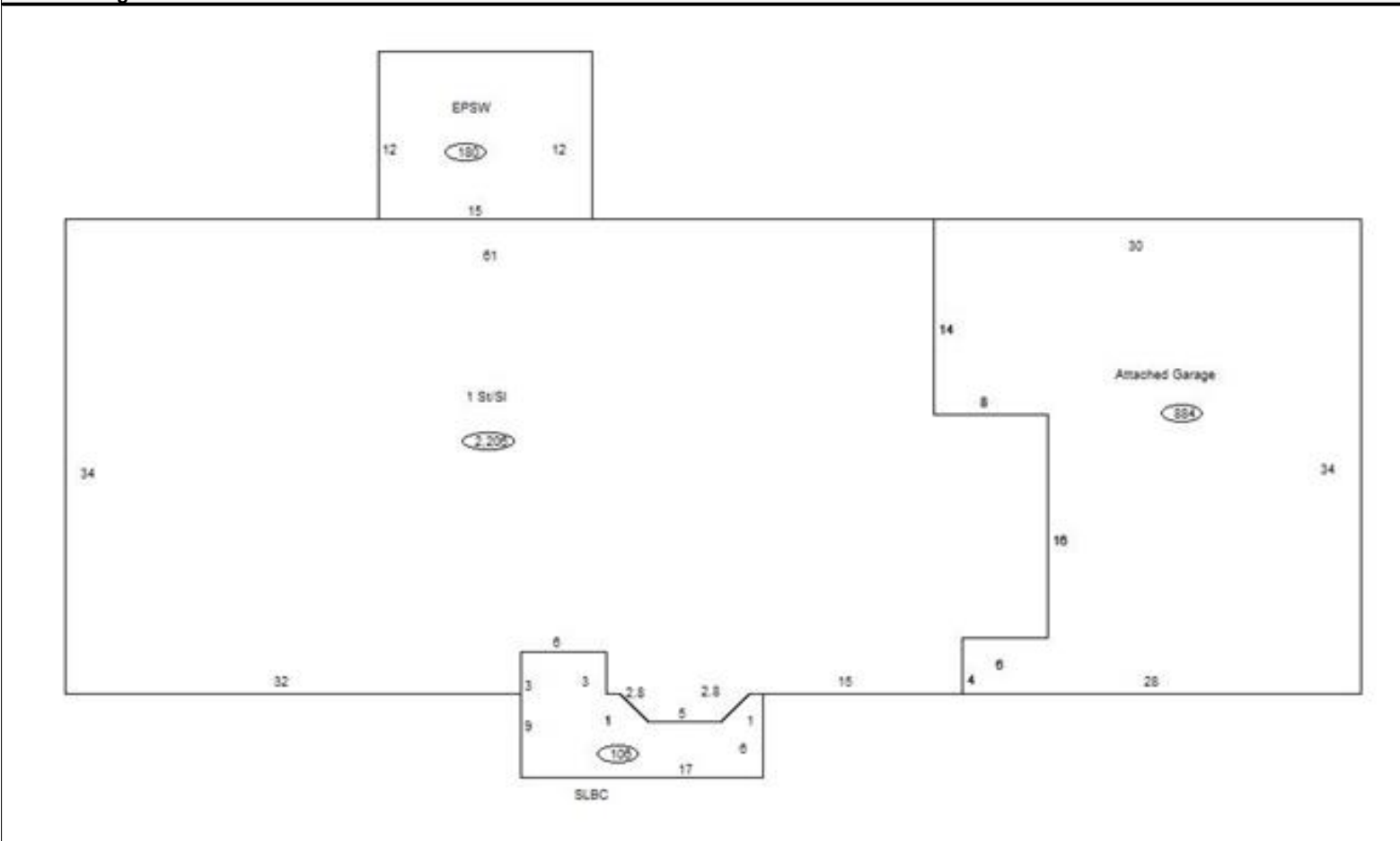
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Sketch Image

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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	2,206	1.000	2,206
2	G	1		10	Attached Garage	884	1.000	884
3	M	PRCH		10	SLBC	106	1.000	106
4	M	EPSW		10	EPSW	180	1.000	180
Total Building Area						2,206		2,206



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	24x20x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (29.38 x 480)		14,102		14,102	4,936	9,166
	CPDT	CARPORT - DETACHED	13x29x0			377	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 377)		3,894		3,894	584	3,310
	STF	STG FAIR	12x12x0			144	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	674	