



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660021839 Parcel ID 000000-00-0-00207-003-0012 Cadastral ID 26-21-14-02590 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 127344 HALL, JOHN R & FRANCES A TRUSTEES 16268 E 82ND ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 16268 E 82ND ST N Subdivision COUNTRY BRIER Lot/Block 0012 / 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: 36.27343926 -95.78949292																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9763	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,528.00 x 2.70 = 114,826	
Factor Value		
Adjustments	1.0000	
Lot Value	114,826	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,308 / 1,812
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,308
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	225,965	124.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	320,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.26	Total Misc Impr	+	14,829			
Roofing Adj	+ 3.70	Garage Cost	+	15,015			
Subfloor Adj	+ -1.75	Total RCN	=	251,651			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	108,210			
Plumbing Adj	+ 8.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,441			
Adj Base Cost	= 122.41	Lot Value	+	114,826			
Total Area	x 1,812	Indicated Value	=	258,267			
Adjusted Cost	= 221,807	Value Per SqFt		142.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,441		
Lot Value	114,826		
Indicated Value	258,267	142.53	Per SqFt
Agland Value			
Site Improvements	25,500		
Total Value	283,767	156.60	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	52798	20x5		100	26.62		2,662
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	52799	226		226	28.99		6,552



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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	5	Slab	13	1.5 St Fin/Sl	1,308	1.385	1,812
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	100	1.000	100
4	M	EPKS		13	Screen Porch	226	1.000	226
5	U	^UL		13	Upper Level (1)	504	1.000	504
Total Building Area						1,308		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	4,500	25,500
	STF	STG FAIR	8x10x0			80
	Qual 2	Cond 3	Year	Eff Age	1520	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 80)	374	374	374	