



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:39:49
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Assessment Data					Primary Image																																																																																																																				
Account 660021840 Parcel ID 000000-00-0-00207-003-0013 Cadastral ID 26-21-14-02600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 127364 JONES, MARY ANN 16274 E 82ND ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 16274 E 82ND ST N Subdivision COUNTRY BRIER Lot/Block 0013 / 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: 36.27354138 -95.78888865																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2468	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,311.00 x 2.37 = 128,901	
Factor Value		
Adjustments	1.0000	
Lot Value	128,901	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,731 / 1,731
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,731
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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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	202,861	117.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	292,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,000		
Lot Value	128,901		
Indicated Value	295,901	170.94	Per SqFt
Agland Value			
Site Improvements	561		
Total Value	296,462	171.27	Total Value Per SqFt

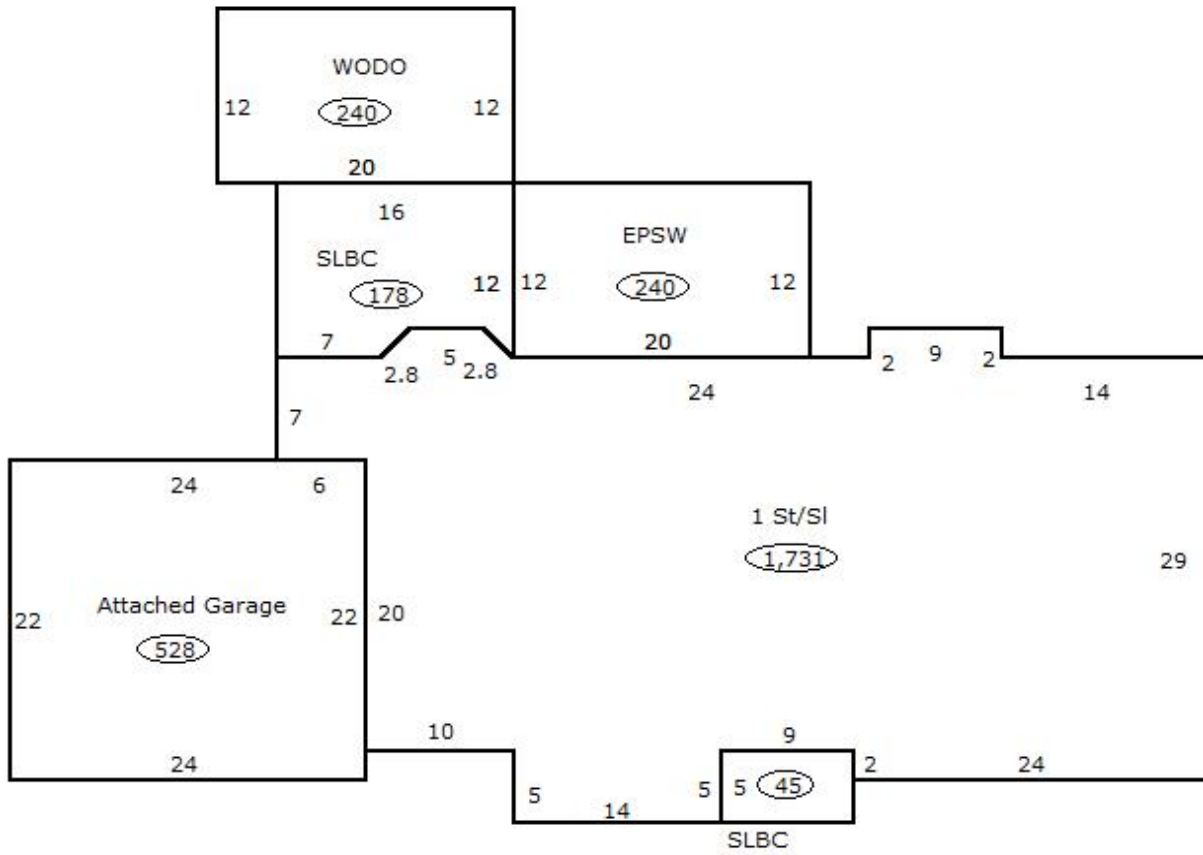
Cost Approach				Manual : 01/2025			
Base Cost	116.54	Total Misc Impr	+	22,419			
Roofing Adj	+ 4.84	Garage Cost	+	16,627			
Subfloor Adj	+ -2.31	Total RCN	=	282,546			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	118,669			
Plumbing Adj	+ 8.96	Lump Sums	+	3,123			
Basement Adj	+ 0.00	RCNLD	=	167,000			
Adj Base Cost	= 140.67	Lot Value	+	128,901			
Total Area	x 1,731	Indicated Value	=	295,901			
Adjusted Cost	= 243,500	Value Per SqFt		170.94			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	52803	9x5		45	26.79		1,206
EPSW	ENCLOSED PORCH - SOLID WALL	52804	20x12		240	68.83		16,519
PRCH	SLAB PORCH - COVERED	52805	178		178	26.37		4,694
WODO	WOOD DECK - OPEN	52806	20x12		240	20.02	35%	3,123



Sketch Image

660021840



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,731	1.000	1,731
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	45	1.000	45
4	M	EPSW		13	EPSW	240	1.000	240
5	M	PRCH		13	SLBC	178	1.000	178
6	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,731		1,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			240
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (4.68 x 240)		1,123		1,123 562		561