



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 660021843 Parcel ID 000000-00-0-00207-003-0016 Cadastral ID 26-21-14-02630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348548 NELSON, SONIA 16271 E 82ND ST N OWASSO OK 74055-0000 Parcel Location Situs 16271 E 82ND ST N Subdivision COUNTRY BRIER Lot/Block 0016 / 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: 36.27416113 -95.78801390																																		
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 303</td> <td>R23 NEW RMA 700 SQ FT</td> <td>07/2022</td> <td>05/2023</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 303	R23 NEW RMA 700 SQ FT	07/2022	05/2023	100,000															
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R22 303	R23 NEW RMA 700 SQ FT	07/2022	05/2023	100,000																														
Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
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962/784	SELLER	06/27/1994	0	No																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	0	Land Value	125,703	92,106	11%	10,132	Assessed	28,627	2,804.30																									
Year Frozen	2016	Improvements	238,021	168,134		18,495	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	363,724	260,240		28,627	Total Taxable	28,627	2,804.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660021843	CASTLEBERRY, MARLYN E			3	355,166	1000	26,263	2,573.00																									
2024	2024-660021843	CASTLEBERRY, MARLYN E			3	383,750	1000	26,263	2,523.00																									
2023	2023-660021843	CASTLEBERRY, MARLYN E			3	192,347	1000	14,093	1,321.00																									
2022	2022-660021843	CASTLEBERRY, MARLYN E			3	194,670	1000	14,092	1,381.00																									
2021	2021-660021843	CASTLEBERRY, MARLYN E			3	201,394	1000	14,093	1,363.00																									
2020	2020-660021843	CASTLEBERRY, MARLYN E			3	198,646	1000	14,093	1,361.00																									
2019	2019-660021843	CASTLEBERRY, MARLYN E			3	192,099	1000	14,092	1,362.00																									
2018	2018-660021843	CASTLEBERRY, MARLYN E			3	188,041	1000	14,092	1,312.00																									
2017	2017-660021843	CASTLEBERRY, MARLYN E			3	171,764	1000	14,093	1,326.00																									
2016	2016-660021843	CASTLEBERRY, MARLYN E			3	167,834	1000	14,092	1,327.00																									
2015	2015-660021843	CASTLEBERRY, MARLYN E			3	163,171	1000	13,653	1,295.00																									
2014	2014-660021843	CASTLEBERRY, MARLYN E			3	170,600	1000	13,226	1,266.00																									
2013	2013-660021843	CASTLEBERRY, MARLYN E			3	164,026	1000	12,811	1,200.00																									



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1769 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,266.00 x 2.45 = 125,703 Factor Value Adjustments 1.0000 Lot Value 125,703		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,798 / 2,798
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,798
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	744 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 32



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	298,252	106.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	315,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.59	Total Misc Impr	+ 18,799				
Roofing Adj	+ 4.43	Garage Cost	+ 22,164				
Subfloor Adj	+ -2.07	Total RCN	= 396,701				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 158,680				
Plumbing Adj	+ 5.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 238,021				
Adj Base Cost	= 127.14	Lot Value	+ 125,703				
Total Area	x 2,798	Indicated Value	= 363,724				
Adjusted Cost	= 355,738	Value Per SqFt	129.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,021		
Lot Value	125,703		
Indicated Value	363,724	129.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	363,724	129.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	52819	26x4		104	26.60		2,766
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	52820	15x10		150	29.25		4,388
GRAT	Garage - Attached	157049	19x12		228	40.76		9,293
PRCH	Slab Porch - Covered	157050	9x8		72	26.70		1,922
PRCH	Slab Porch - Covered	157051	4x4		16	26.88		430

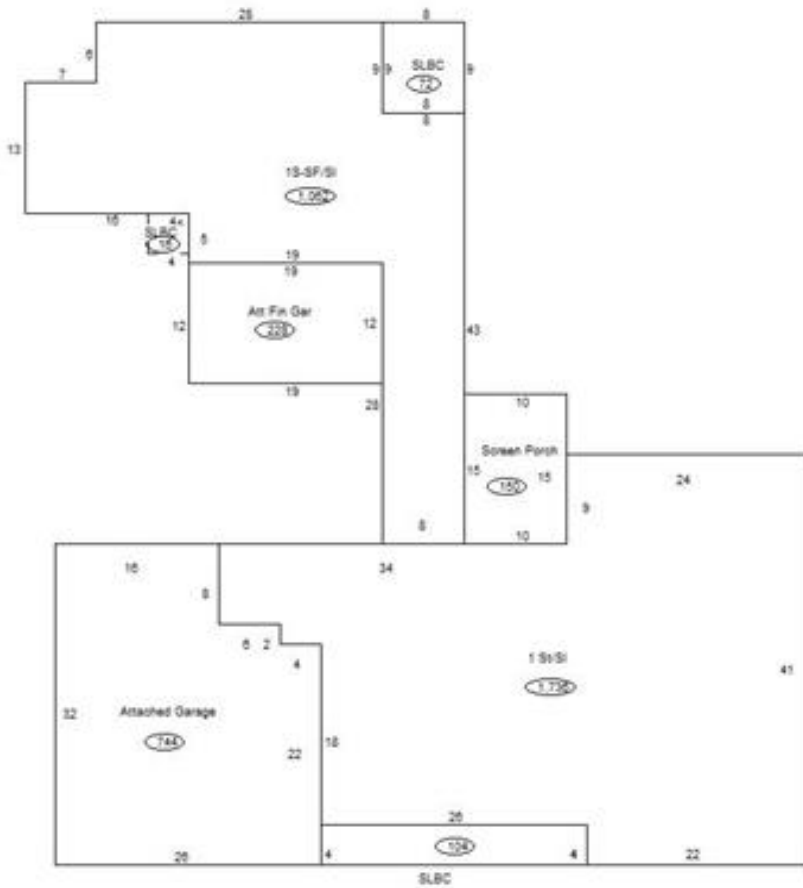


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Sketch Image

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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/SI	1,736	1.000	1,736
2	G	1		13	Attached Garage	744	1.000	744
3	M	PRCH		13	SLBC	104	1.000	104
4	M	EPKS		13	Screen Porch	150	1.000	150
5	R	1	Slab	13	1S-SF/SI	1,062	1.000	1,062
6	G	5		13	Att Fin Gar	228	1.000	228
7	M	PRCH		13	SLBC	72	1.000	72
8	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						2,798		2,798



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						