



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:18:10
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Assessment Data					Primary Image																																																																																																																				
Account 660021851 Parcel ID 000000-00-0-00207-004-0005 Cadastral ID 26-21-14-02710 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 319016 YOUNCE, FRANK K 8238 N 162ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08238 N 162ND E AVE Subdivision COUNTRY BRIER Lot/Block 0005 / 0004 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: 36.27421520 -95.79367989 LOT 5 BLOCK 4 COUNTRY BRIER																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2384 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 53,943.00 x 2.38 = 128,514 Factor Value Adjustments 1.0000 Lot Value 128,514		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,544 / 2,216
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,544
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1980 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	277,915	125.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	65,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.20	Total Misc Impr	+ 15,885				
Roofing Adj	+ 3.94	Garage Cost	+ 25,260				
Subfloor Adj	+ -2.52	Total RCN	= 322,976				
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 80,744				
Plumbing Adj	+ 10.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 242,232				
Adj Base Cost	= 127.18	Lot Value	+ 128,514				
Total Area	x 2,216	Indicated Value	= 370,746				
Adjusted Cost	= 281,831	Value Per SqFt	167.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,232		
Lot Value	128,514		
Indicated Value	370,746	167.30	Per SqFt
Agland Value			
Site Improvements	809		
Total Value	371,555	167.67	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
PRCH	SLAB PORCH - COVERED	52853	22x4		88	29.25		2,574
PRCH	SLAB PORCH - COVERED	52854	20x12		240	28.67		6,881



Rogers

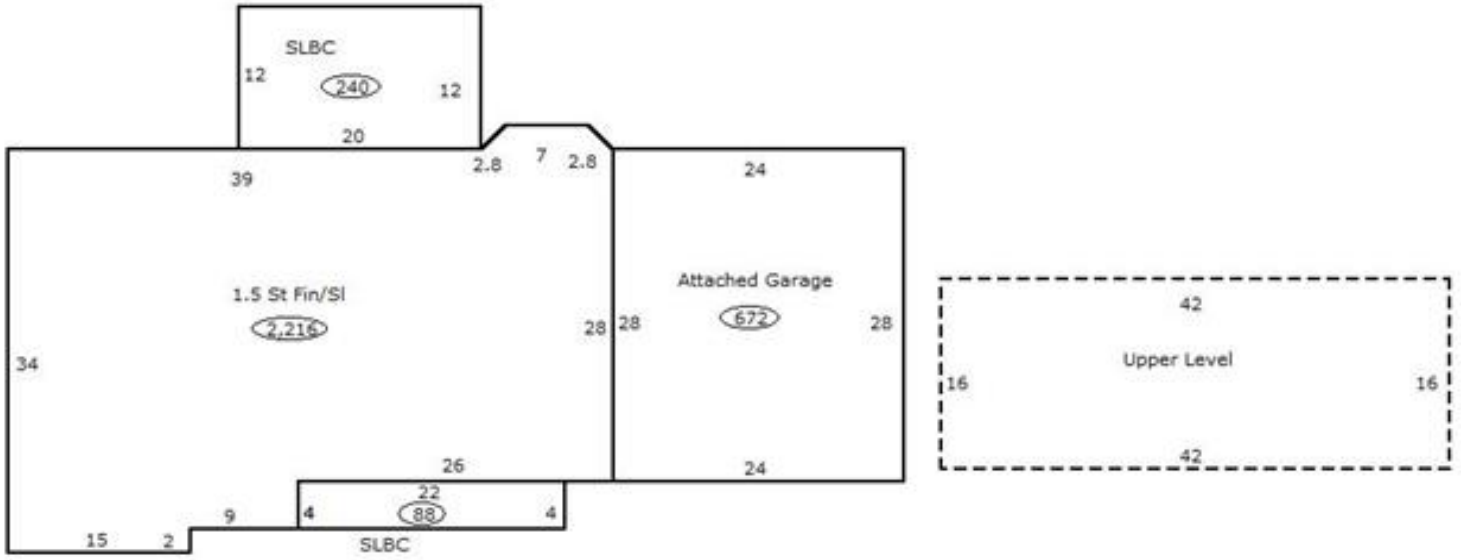
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,544	1.435	2,216
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	240	1.000	240
5	U	^UL	Overhang	13	Upper Level	672	1.000	672
Total Building Area						1,544		2,216



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			288	
	Qual	2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 288)	1,348		1,348	539	809