



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:40:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021854 Parcel ID 000000-00-0-00207-004-0008 Cadastral ID 26-21-14-02740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347101 BEACH, DONALD L JR & SHARON 8214 N 162ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08214 N 162ND E AVE Subdivision COUNTRY BRIER Lot/Block 0008 / 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: 36.27326820 -95.79270230																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9778 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,592.00 x 2.70 = 114,998 Factor Value Adjustments 1.1583 Lot Value 133,202		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,792
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,488 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 30

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 293,550 163.81 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 387,080 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.14	Total Misc Impr	+ 29,827	Roofing Adj	+ 4.81	Garage Cost	+ 44,328
Subfloor Adj	+ -2.31	Total RCN	= 312,383	Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 115,582
Plumbing Adj	+ 8.66	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 196,801
Adj Base Cost	= 132.94	Lot Value	+ 133,202	Total Area	x 1,792	Indicated Value	= 330,003
		Value Per SqFt	184.15	Adjusted Cost	= 238,228		

Value Reconciliation
Selected Approach Cost Approach Improvements 196,801 Lot Value 133,202 Indicated Value 330,003 184.15 Per SqFt Agland Value Site Improvements Total Value 330,003 184.15 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	52867	18x8		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	52868	8x4		32	26.83		859
EPSW	ENCLOSED PORCH - SOLID WALL	52869	21x12		252	68.73		17,320
PATO	SLAB PORCH - OPEN	52871	18x12		216	10.28		2,220



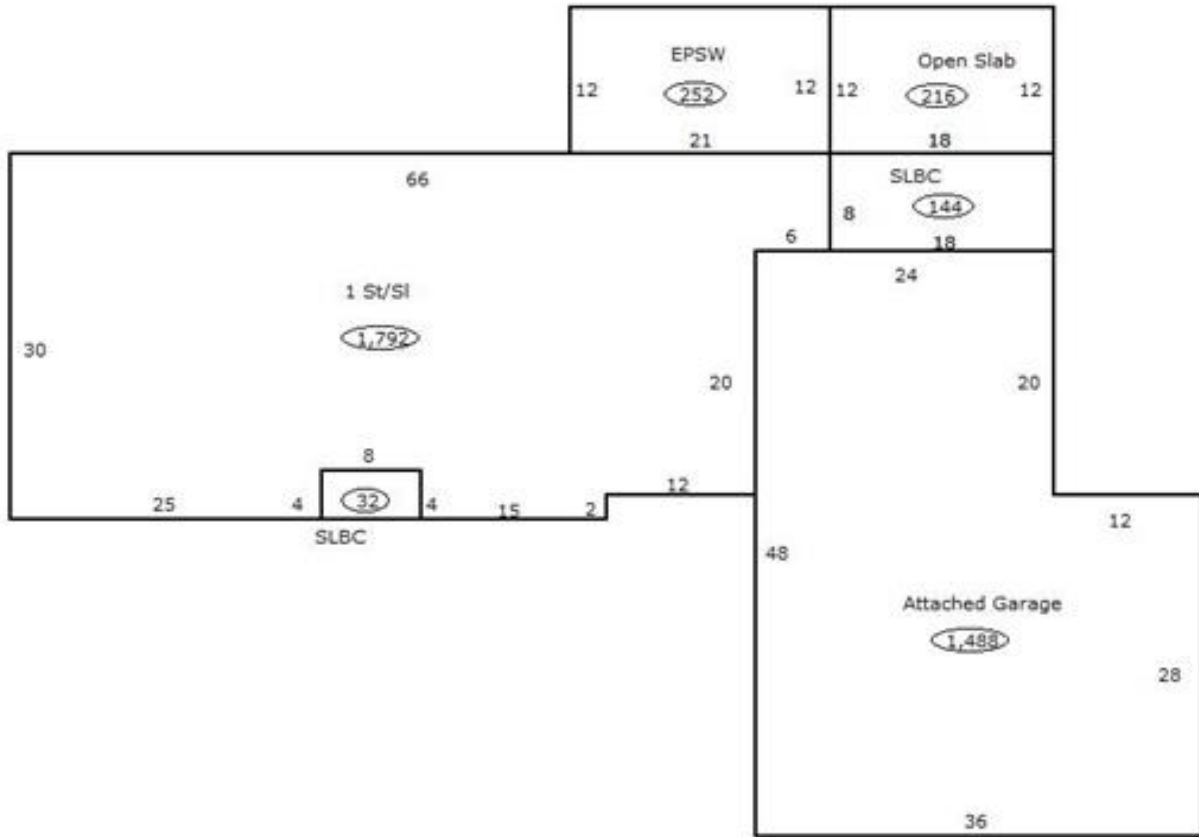
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 Page 3

Sketch Image

660021854



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,792	1.000	1,792
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	32	1.000	32
4	M	EPSW		13	EPSW	252	1.000	252
5	G	1		13	Attached Garage	1,488	1.000	1,488
6	M	PATO		13	Open Slab	216	1.000	216
Total Building Area						1,792		1,792