



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	660021857													
Parcel ID	000000-00-0-00207-005-0003													
Cadastral ID	26-21-14-02770													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	260588													
JOHNSON, MARSHALL L &														
BARBARA SHULTZ JOHNSON														
16235 E 82ND ST N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	16235 E 82ND ST N													
Subdivision	COUNTRY BRIER													
Lot/Block	0003 / 0005	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: 36.27477378 -95.79070007														
LOT 3 BLOCK 5 COUNTRY BRIER														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
HV	Veteran	Yes	999,999	27,866										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
986/321	BAKER, LOWELL N &	03/30/1995	103,000	Yes										
900/659	DICKENS, ROGER DEL	11/30/1992	88,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	119,301	71,782	11%	7,896	Assessed	27,866						
Year Frozen	0	Improvements	200,356	181,549		19,970	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	27,866						
TIF Project ID	0	Total Value	319,657	253,331		27,866	Total Taxable	0						
0.00														
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660021857	JOHNSON, MARSHALL L &			3	313,300	27055		.00					
2024	2024-660021857	JOHNSON, MARSHALL L &			3	347,438	26267		.00					
2023	2023-660021857	JOHNSON, MARSHALL L &			3	231,835	25502		.00					
2022	2022-660021857	JOHNSON, MARSHALL L &			3	231,808	25499		.00					
2021	2021-660021857	JOHNSON, MARSHALL L &			3	245,184	26140		.00					
2020	2020-660021857	JOHNSON, MARSHALL L &			3	241,589	25379		.00					
2019	2019-660021857	JOHNSON, MARSHALL L &			3	232,646	24640		.00					
2018	2018-660021857	JOHNSON, MARSHALL L &			3	242,906	23922		.00					
2017	2017-660021857	JOHNSON, MARSHALL L &			3	225,032	23225		.00					
2016	2016-660021857	JOHNSON, MARSHALL L &			3	220,583	22549		.00					
2015	2015-660021857	JOHNSON, MARSHALL L &			3	214,826	21893		.00					
2014	2014-660021857	JOHNSON, MARSHALL L &			3	202,371	19346		.00					
2013	2013-660021857	JOHNSON, MARSHALL L &			3	196,287	1000	17,782	1,666.00					



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0369 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,169.00 x 2.64 = 119,301 Factor Value Adjustments 1.0000 Lot Value 119,301		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,906 / 1,906
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,906
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	261,053 136.96 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	353,950 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.23	Total Misc Impr	+ 15,262				
Roofing Adj	+ 4.51	Garage Cost	+ 18,963				
Subfloor Adj	+ -2.13	Total RCN	= 282,748				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 121,582				
Plumbing Adj	+ 8.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 161,166				
Adj Base Cost	= 130.39	Lot Value	+ 119,301				
Total Area	x 1,906	Indicated Value	= 280,467				
Adjusted Cost	= 248,523	Value Per SqFt	147.15				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,166		
Lot Value	119,301		
Indicated Value	280,467	147.15	Per SqFt
Agland Value			
Site Improvements	39,190		
Total Value	319,657	167.71	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	52885	28x7		196	26.32		5,159
PRCH	SLAB PORCH - COVERED	122378	17x10		170	26.40		4,488



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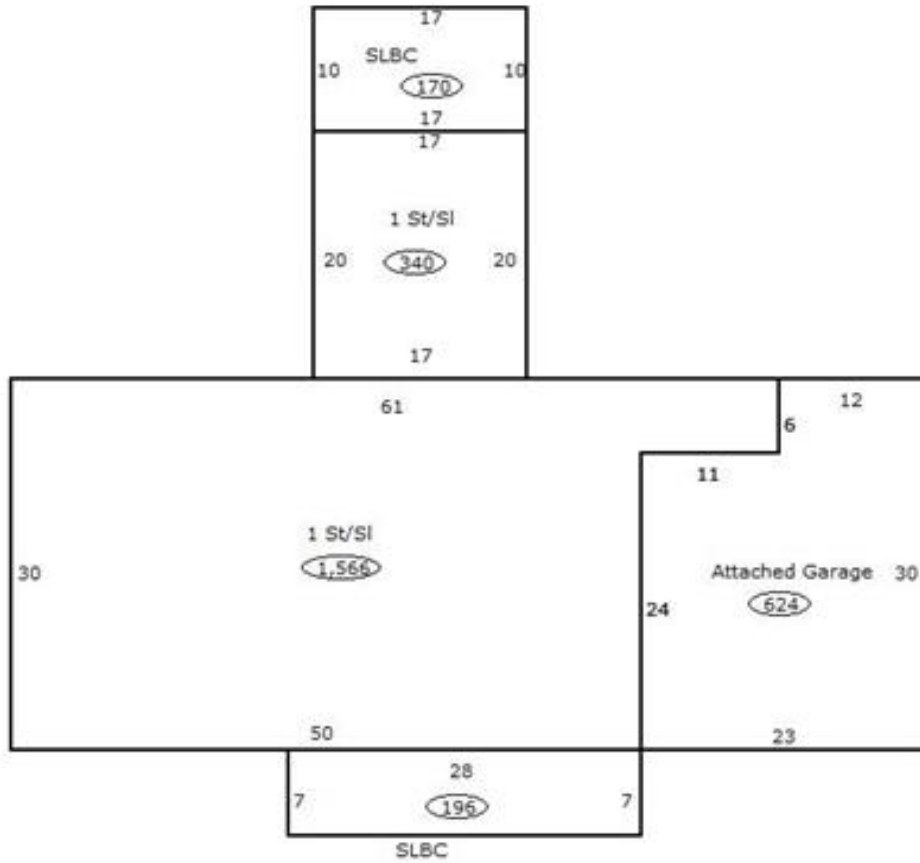
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Sketch Image

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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	1,566	1.000	1,566
2	G	1		13	Attached Garage	624	1.000	624
3	R	1	Slab	13	1 St/SI	340	1.000	340
4	M	PRCH		13	SLBC	196	1.000	196
5	M	PRCH		13	SLBC	170	1.000	170
Total Building Area						1,906		1,906



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x60x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 1,800) 28,800		Modifier Total	RCN 28,800	Depr (15% Phys/ % Func) 4,320	RCNLD 24,480
	GRDT	GARAGE - DETACHED	30x30x0			900
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (27.24 x 900) 24,516		Modifier Total	RCN 24,516	Depr (40% Phys/ % Func) 9,806	RCNLD 14,710
	STF	STG FAIR	10x16x0			160
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 160) 749		Modifier Total	RCN 749	Depr (100% Phys/ % Func) 749	RCNLD