



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:40:13
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Assessment Data					Primary Image																																																																																																																				
Account 660021860 Parcel ID 000000-00-0-00207-005-0006 Cadastral ID 26-21-14-02800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 270177 DAVIES, CALVIN & LARENE 8214 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08214 N 165TH E AVE Subdivision COUNTRY BRIER Lot/Block 0006 / 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 Lat/Long: 36.27456822 -95.78900647																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0649 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,386.00 x 2.60 = 120,579 Factor Value Adjustments 1.0000 Lot Value 120,579		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,630 / 1,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,630
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 41

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 197,108 120.93 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 282,770 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.15	Total Misc Impr	+ 11,100	Roofing Adj	+ 4.90	Garage Cost	+ 15,422
Subfloor Adj	+ -2.31	Total RCN	= 248,039	Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 116,578
Plumbing Adj	+ 9.52	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 131,461
Adj Base Cost	= 135.90	Lot Value	+ 120,579	Total Area	x 1,630	Indicated Value	= 252,040
		Value Per SqFt	154.63	Adjusted Cost	= 221,517		

Value Reconciliation
Selected Approach Cost Approach Improvements 131,461 Lot Value 120,579 Indicated Value 252,040 154.63 Per SqFt Agland Value Site Improvements 7,488 Total Value 259,528 159.22 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	52896	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	52897	4x4		16	26.88		430



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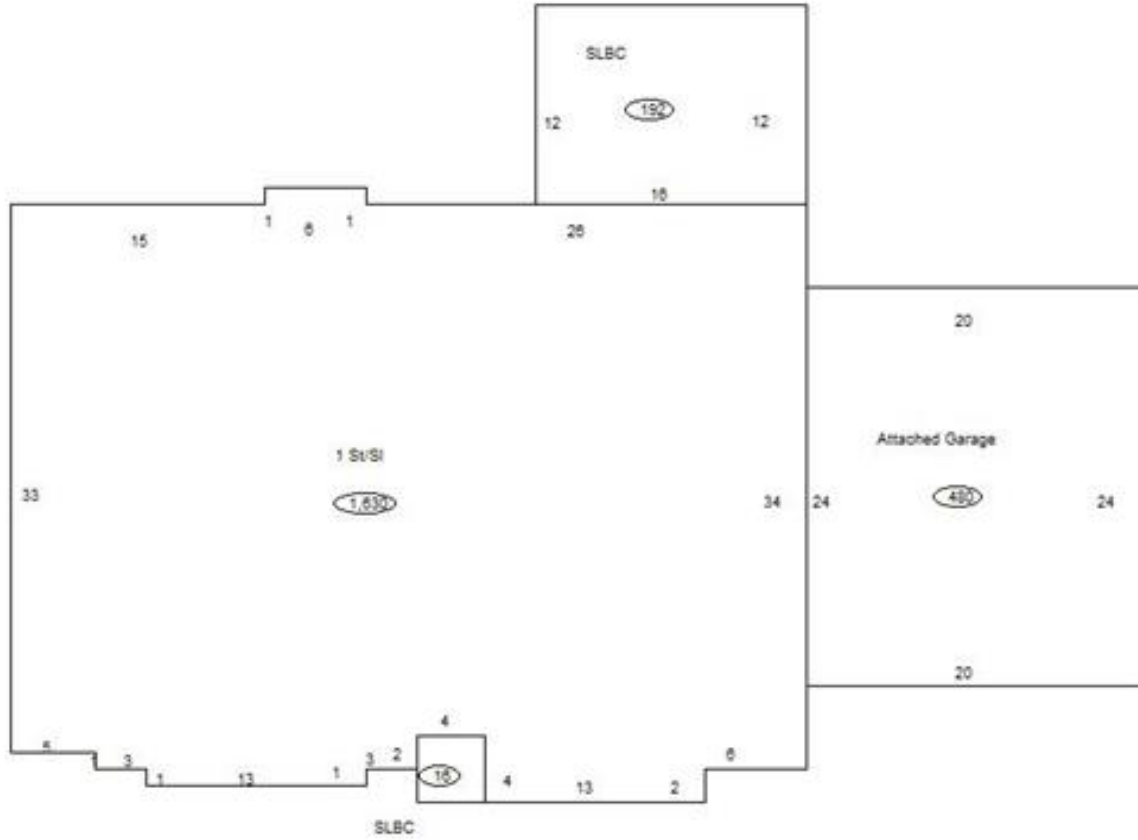
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,630	1.000	1,630
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						1,630		1,630



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)	11,520		11,520	4,032	7,488
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	30,000	