



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 660021862 Parcel ID 000000-00-0-00207-005-0008 Cadastral ID 26-21-14-02820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 127724 SLEAD, JAMES MICHAEL & FRANCES S SLEAD 16250 E 83RD ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 16250 83RD ST Subdivision COUNTRY BRIER Lot/Block 0008 / 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: 36.27520220 -95.78944162										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																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0493	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,707.00 x 2.62 = 119,866	
Factor Value		
Adjustments	1.0000	
Lot Value	119,866	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,598 / 1,598
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,598
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,012 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	112.46	Total Misc Impr	+ 20,943
Roofing Adj	+ 4.91	Garage Cost	+ 30,147
Subfloor Adj	+ -2.31	Total RCN	= 270,671
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 116,389
Plumbing Adj	+ 9.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,282
Adj Base Cost	= 137.41	Lot Value	+ 119,866
Total Area	x 1,598	Indicated Value	= 274,148
Adjusted Cost	= 219,581	Value Per SqFt	171.56

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	233,864 146.35 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	329,720 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	154,282
Lot Value	119,866
Indicated Value	274,148 171.56 Per SqFt
Agland Value	
Site Improvements	
Total Value	274,148 171.56 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	52904		218	218	26.25		5,723
PRCH	SLAB PORCH - COVERED	52905	24x10		240	26.18		6,283
PATO	SLAB PORCH - OPEN	52906		384	384	8.65		3,322



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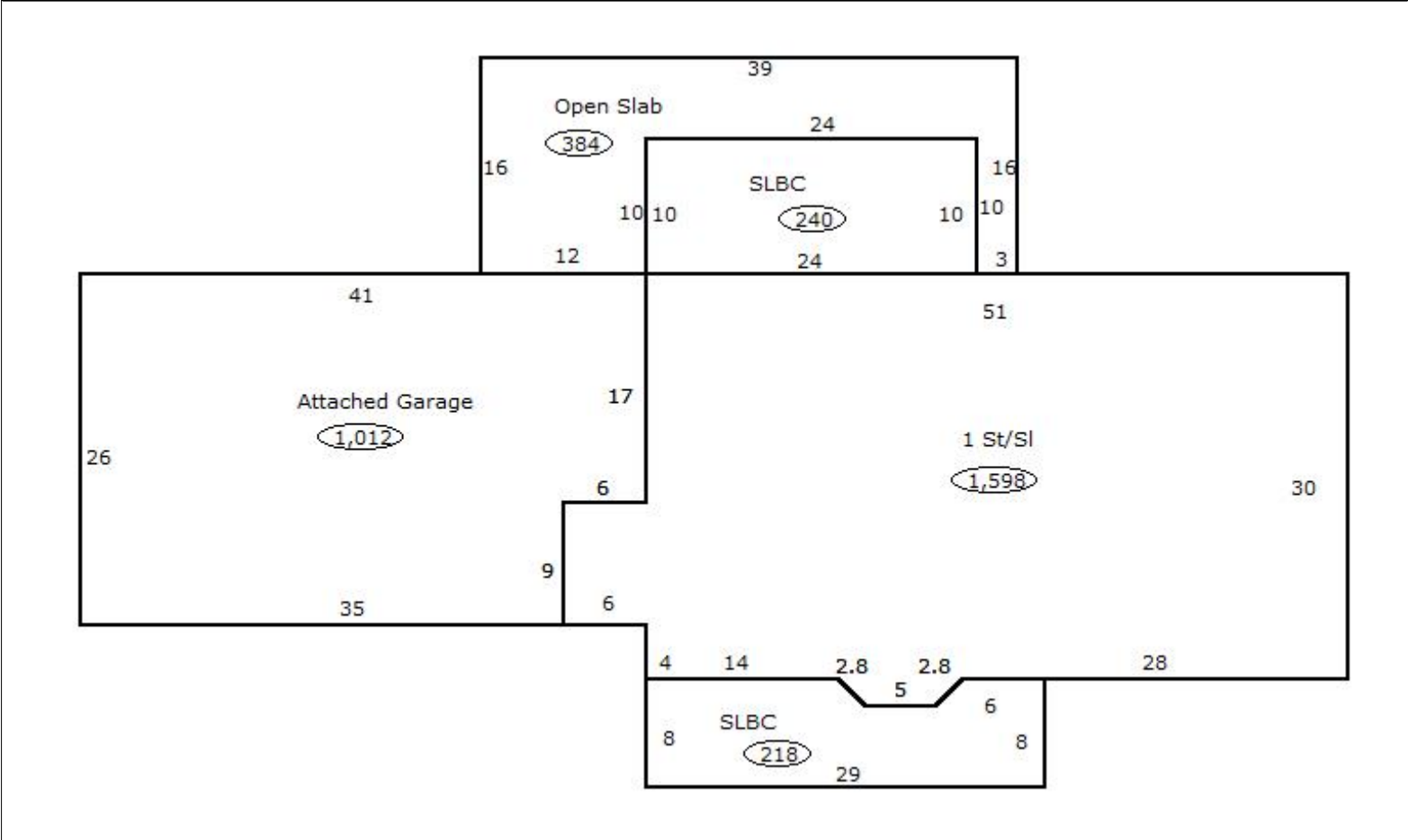
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Sketch Image

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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	1,598	1.000	1,598
2	G	1		13	Attached Garage	1,012	1.000	1,012
3	M	PRCH		13	SLBC	218	1.000	218
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Open Slab	384	1.000	384
Total Building Area						1,598		1,598



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	562
	STF	STG FAIR	10x10x0			100
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 100)		468		468	468