



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	660021865								
Parcel ID	000000-00-0-00207-006-0001								
Cadastral ID	26-21-14-02850								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	263136								
SNOW, BARTON L &									
BRENDA S									
16115 E 83RD ST N									
OWASSO OK 74055-0000									
Parcel Location									
Situs	16115 83RD ST								
Subdivision	COUNTRY BRIER								
Lot/Block	0001 / 0006	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: 36.27657463 -95.79297299									
Building Permits									
LOT 1 BLOCK 6 COUNTRY BRIER									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1024/431	LLOYD, RICHARD W	04/30/1996	112,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	120,758	61,274	11%	6,740	Assessed	30,803	
Year Frozen	0	Improvements	240,672	218,753		24,063	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	361,430	280,027		30,803	Total Taxable	29,803	
								2,920.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021865	SNOW, BARTON L &	3	355,129	1000	28,906	2,832.00		
2024	2024-660021865	SNOW, BARTON L &	3	401,193	1000	28,035	2,693.00		
2023	2023-660021865	SNOW, BARTON L &	3	268,896	1000	27,189	2,548.00		
2022	2022-660021865	SNOW, BARTON L &	3	253,330	1000	26,368	2,583.00		
2021	2021-660021865	SNOW, BARTON L &	3	262,360	1000	25,571	2,474.00		
2020	2020-660021865	SNOW, BARTON L &	3	260,579	1000	24,798	2,395.00		
2019	2019-660021865	SNOW, BARTON L &	3	248,708	1000	24,046	2,325.00		
2018	2018-660021865	SNOW, BARTON L &	3	257,830	1000	23,317	2,170.00		
2017	2017-660021865	SNOW, BARTON L &	3	239,936	1000	22,609	2,127.00		
2016	2016-660021865	SNOW, BARTON L &	3	234,882	1000	21,921	2,064.00		
2015	2015-660021865	SNOW, BARTON L &	3	228,498	1000	21,253	2,015.00		
2014	2014-660021865	SNOW, BARTON L &	3	231,822	1000	20,516	1,964.00		
2013	2013-660021865	SNOW, BARTON L &	3	221,125	1000	19,890	1,863.00		



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0688 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,556.00 x 2.59 = 120,758 Factor Value Adjustments 1.0000 Lot Value 120,758		

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	2,134 / 2,134
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,134
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 280,265 131.33 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 365,190 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.88	Total Misc Impr	+ 36,456	Roofing Adj	+ 4.62	Garage Cost	+ 15,778
Subfloor Adj	+ -2.19	Total RCN	= 325,855	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 140,118
Plumbing Adj	+ 7.27	Lump Sums	+ 2,643	Basement Adj	+ 0.00	RCNLD	= 188,380
Adj Base Cost	= 128.22	Lot Value	+ 120,758	Total Area	x 2,134	Indicated Value	= 309,138
		Value Per SqFt	144.86	Adjusted Cost	= 273,621		

Value Reconciliation
Selected Approach Cost Approach Improvements 188,380 Lot Value 120,758 Indicated Value 309,138 144.86 Per SqFt Agland Value Site Improvements 52,292 Total Value 361,430 169.37 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	52918		242	242	26.17		6,333
EPSW	ENCLOSED PORCH - SOLID WALL	52919		206	206	69.11		14,237
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	52920		36x10	360	28.53		10,271
WODO	WOOD DECK - OPEN	122379		16x15	240	20.02	45%	2,643

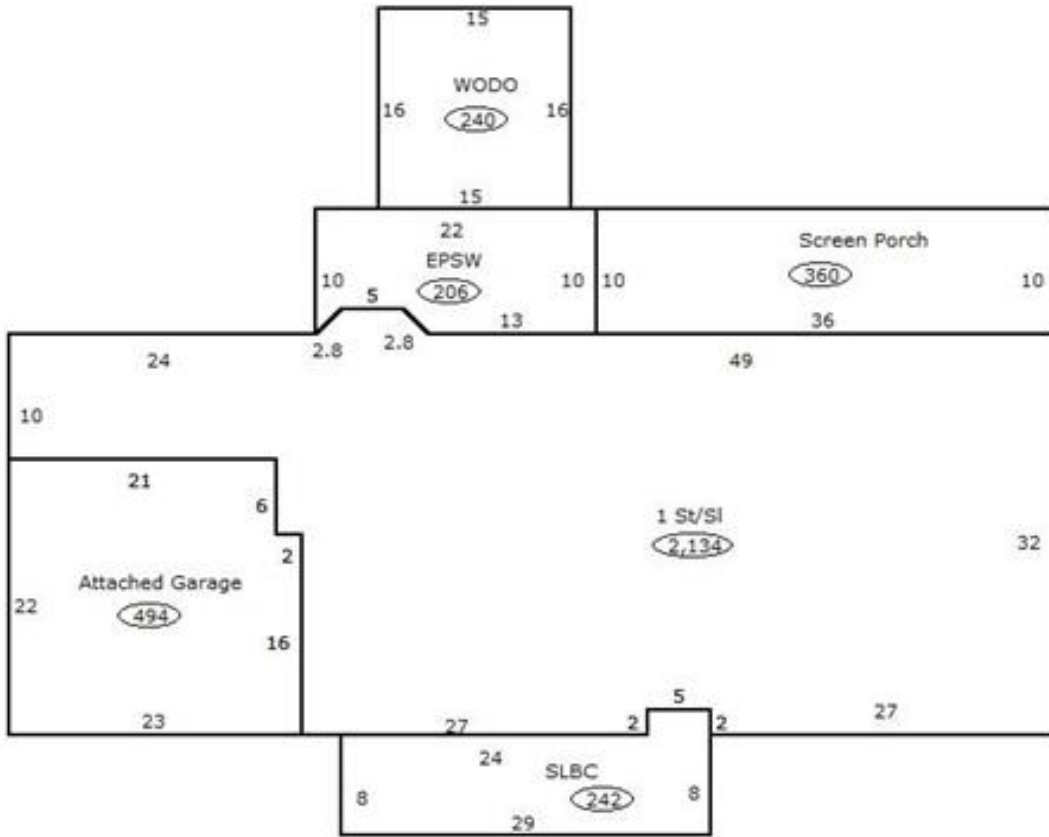


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Sketch Image

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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/Sl	2,134	1.000	2,134
2	G	1		13	Attached Garage	494	1.000	494
3	M	PRCH		13	SLBC	242	1.000	242
4	M	EPSW		13	EPSW	206	1.000	206
5	M	EPKS		13	Screen Porch	360	1.000	360
6	M	WODO		13	WODO	240	1.000	240
Total Building Area						2,134		2,134



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	4x8x0			32	
	Qual 2	Cond 3	Year 2014	Eff Age	9		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 32)	150		150	8	142
	LT	LEAN-TO	12x20x0			240	
	Qual 3	Cond 3	Year 2014	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 240)	701		701	35	666
	GRDT	GARAGE - DETACHED	30x70x0			2,100	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (27.24 x 2,100)	57,204		57,204	5,720	51,484