



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 660021868 Parcel ID 000000-00-0-00207-006-0004 Cadastral ID 26-21-14-02890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 225784 DOWNEY, VICTOR R & CINDY D 16142 E 85TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 16142 85TH ST Subdivision COUNTRY BRIER Lot/Block 0004 / 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: 36.27746848 -95.79175920 LOT 4 BLOCK 6 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0223	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,529.00 x 2.66 = 118,629	
Factor Value		
Adjustments	1.0000	
Lot Value	118,629	

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	1,893 / 1,893
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,893
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	216,616	114.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	310,990 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.76	Total Misc Impr	+	19,841			
Roofing Adj	+ 4.75	Garage Cost	+	17,775			
Subfloor Adj	+ -2.25	Total RCN	=	287,662			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	123,695			
Plumbing Adj	+ 8.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,967			
Adj Base Cost	= 132.09	Lot Value	+	118,629			
Total Area	x 1,893	Indicated Value	=	282,596			
Adjusted Cost	= 250,046	Value Per SqFt		149.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,967		
Lot Value	118,629		
Indicated Value	282,596	149.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,596	149.28	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	52932	504		504	25.36		12,781
PRCH	SLAB PORCH - COVERED	52933	9x6		54	26.76		1,445



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899 899		