



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:40:28  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021871 <b>Parcel ID</b> 000000-00-0-00207-006-0007 <b>Cadastral ID</b> 26-21-14-02920 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 338836 FLING, CHRISTOPHER & KATHERINE  16318 E 85TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16318 85TH ST <b>Subdivision</b> COUNTRY BRIER <b>Lot/Block</b> 0007 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27688430 -95.79010183																																																																																																																									
<b>Building Permits</b>					<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	1.1778	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	51,306.00 x 2.45 = 125,745	
Factor Value		
Adjustments	1.0641	
Lot Value	133,804	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,334 / 2,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,334
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach		Manual : 01/2025	
Base Cost	109.65	Total Misc Impr	+ 23,619
Roofing Adj	+ 6.14	Garage Cost	+ 22,205
Subfloor Adj	+ -3.40	Total RCN	= 364,252
Heat/Cool Adj	+ 14.47	Depreciation ( 41%)	- 149,343
Plumbing Adj	+ 9.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 214,909
Adj Base Cost	= 136.43	Lot Value	+ 133,804
Total Area	x 2,334	Indicated Value	= 348,713
Adjusted Cost	= 318,428	Value Per SqFt	149.41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	290,452 124.44 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	353,290 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	214,909
Lot Value	133,804
Indicated Value	348,713 149.41 Per SqFt
Agland Value	
Site Improvements	9,871
Total Value	358,584 153.63 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	52943	28x6		168	28.93		4,860
PRCH	SLAB PORCH - COVERED	52944	44x10		440	28.02		12,329



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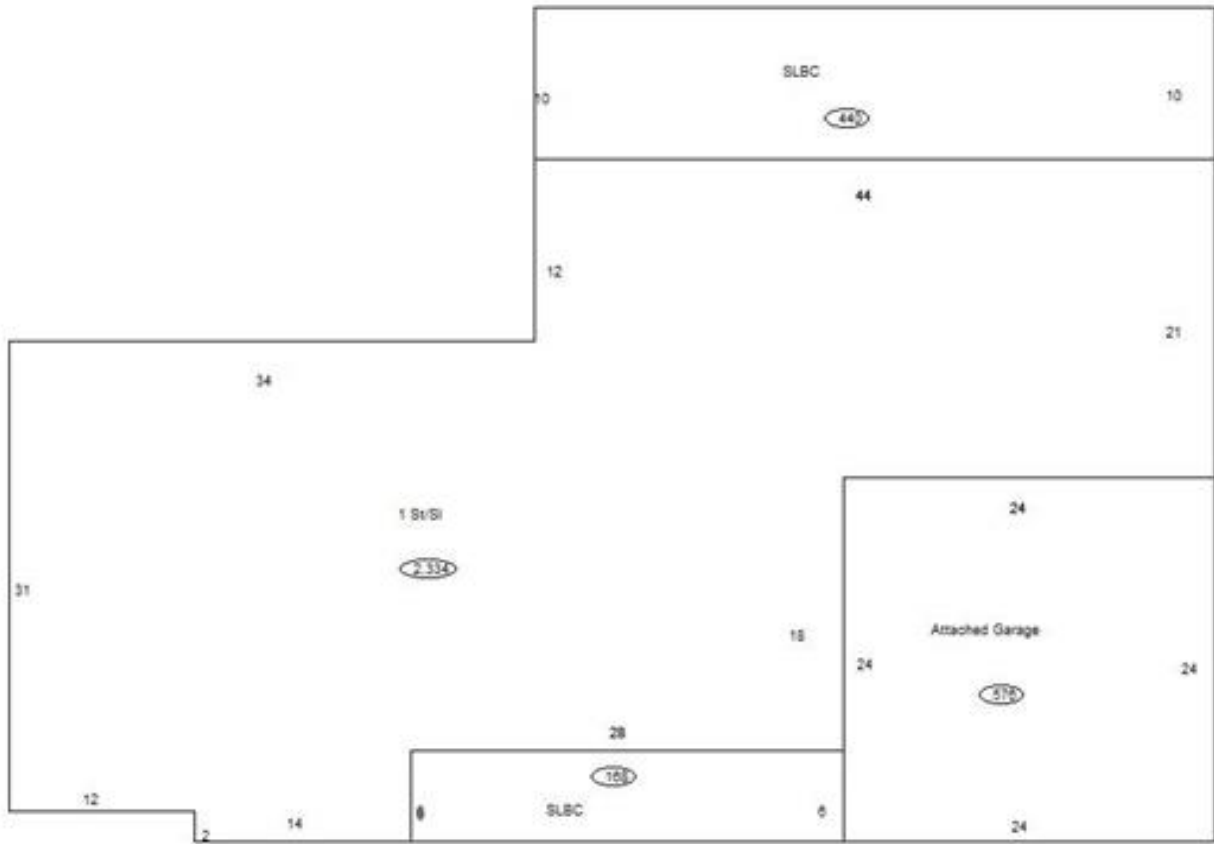
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### Sketch Image

660021871



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,334	1.000	2,334
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	440	1.000	440
<b>Total Building Area</b>						2,334		2,334



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	20x24x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.38 x 480)		14,102		14,102	4,231	9,871
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 120)		562		562	562	
	STF	STG FAIR	12x12x0			144	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 144)		674		674	674	