



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660021872								
Parcel ID	000000-00-0-00207-006-0008								
Cadastral ID	26-21-14-02930								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	127914								
OLSEN, MARK A &									
TERESA K									
16326 E 85TH ST N									
OWASSO OK 74055-0000									
Parcel Location					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022				
Situs	16326 85TH ST								
Subdivision	COUNTRY BRIER								
Lot/Block	0008 / 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					Building Permits				
Lot/Long: 36.27677235 -95.78954621									
LOT 8 BLOCK 6 COUNTRY BRIER									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	846/317			86,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	0	Land Value	115,792	52,711	11%	5,798	Assessed	19,993	1,958.51
Year Frozen	0	Improvements	140,828	129,041		14,195	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	256,620	181,752		19,993	Total Taxable	18,993	1,861.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021872	OLSEN, MARK A &			3	254,289	1000	18,410	1,803.00
2024	2024-660021872	OLSEN, MARK A &			3	285,989	1000	17,845	1,714.00
2023	2023-660021872	OLSEN, MARK A &			3	180,113	1000	17,296	1,621.00
2022	2022-660021872	OLSEN, MARK A &			3	180,108	1000	16,763	1,642.00
2021	2021-660021872	OLSEN, MARK A &			3	185,535	1000	16,247	1,572.00
2020	2020-660021872	OLSEN, MARK A &			3	184,685	1000	15,744	1,521.00
2019	2019-660021872	OLSEN, MARK A &			3	177,241	1000	15,257	1,475.00
2018	2018-660021872	OLSEN, MARK A &			3	181,328	1000	14,783	1,376.00
2017	2017-660021872	OLSEN, MARK A &			3	165,116	1000	14,323	1,347.00
2016	2016-660021872	OLSEN, MARK A &			3	161,338	1000	13,877	1,307.00
2015	2015-660021872	OLSEN, MARK A &			3	157,105	1000	13,444	1,275.00
2014	2014-660021872	OLSEN, MARK A &			3	161,123	1000	13,023	1,247.00
2013	2013-660021872	OLSEN, MARK A &			3	153,396	1000	12,615	1,182.00



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9845	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,886.00 x 2.70 = 115,792	
Factor Value		
Adjustments	1.0000	
Lot Value	115,792	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,186 / 1,804
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,186
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,821	111.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	291,510 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.91	Total Misc Impr	+ 11,964				
Roofing Adj	+ 3.46	Garage Cost	+ 15,015				
Subfloor Adj	+ -1.61	Total RCN	= 247,067				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 106,239				
Plumbing Adj	+ 8.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 140,828				
Adj Base Cost	= 122.00	Lot Value	+ 115,792				
Total Area	x 1,804	Indicated Value	= 256,620				
Adjusted Cost	= 220,088	Value Per SqFt	142.25				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,828		
Lot Value	115,792		
Indicated Value	256,620	142.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	256,620	142.25	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	52947	20x3		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	52948	180		180	26.36		4,745



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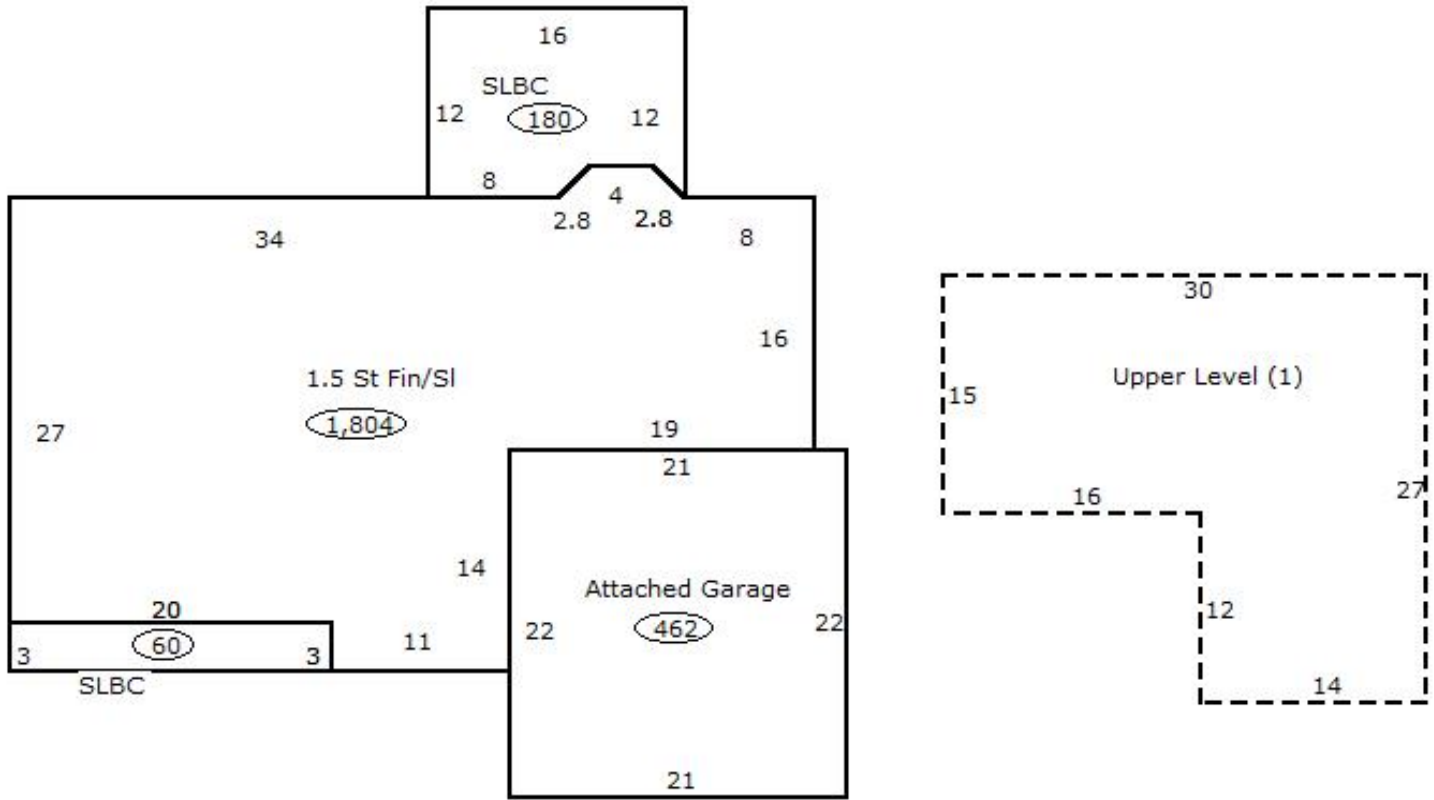
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,186	1.521	1,804
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	618	1.000	618
Total Building Area						1,186		1,804



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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