



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 660021874 Parcel ID 000000-00-0-00207-006-0010 Cadastral ID 26-21-14-02950 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 299144 CLINE, GREG ALLEN & REBECCA ANN REVOCABLE TRUST 8310 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08310 N 165TH E AVE Subdivision COUNTRY BRIER Lot/Block 0010 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.27609213 -95.78890652																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0769	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,909.00 x 2.58 = 121,128	
Factor Value		
Adjustments	1.0000	
Lot Value	121,128	

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	1,726 / 1,726
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,726
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 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	228,860	132.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	294,340		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,105		
Lot Value	121,128		
Indicated Value	274,233	158.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,233	158.88	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.89	Total Misc Impr	+	10,485			
Roofing Adj	+ 4.84	Garage Cost	+	25,024			
Subfloor Adj	+ -2.31	Total RCN	=	268,605			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	115,500			
Plumbing Adj	+ 8.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	153,105			
Adj Base Cost	= 135.05	Lot Value	+	121,128			
Total Area	x 1,726	Indicated Value	=	274,233			
Adjusted Cost	= 233,096	Value Per SqFt		158.88			

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	52955	164		164	26.42		4,333
PRCH	SLAB PORCH - COVERED	52956	20		20	26.87		537



Rogers

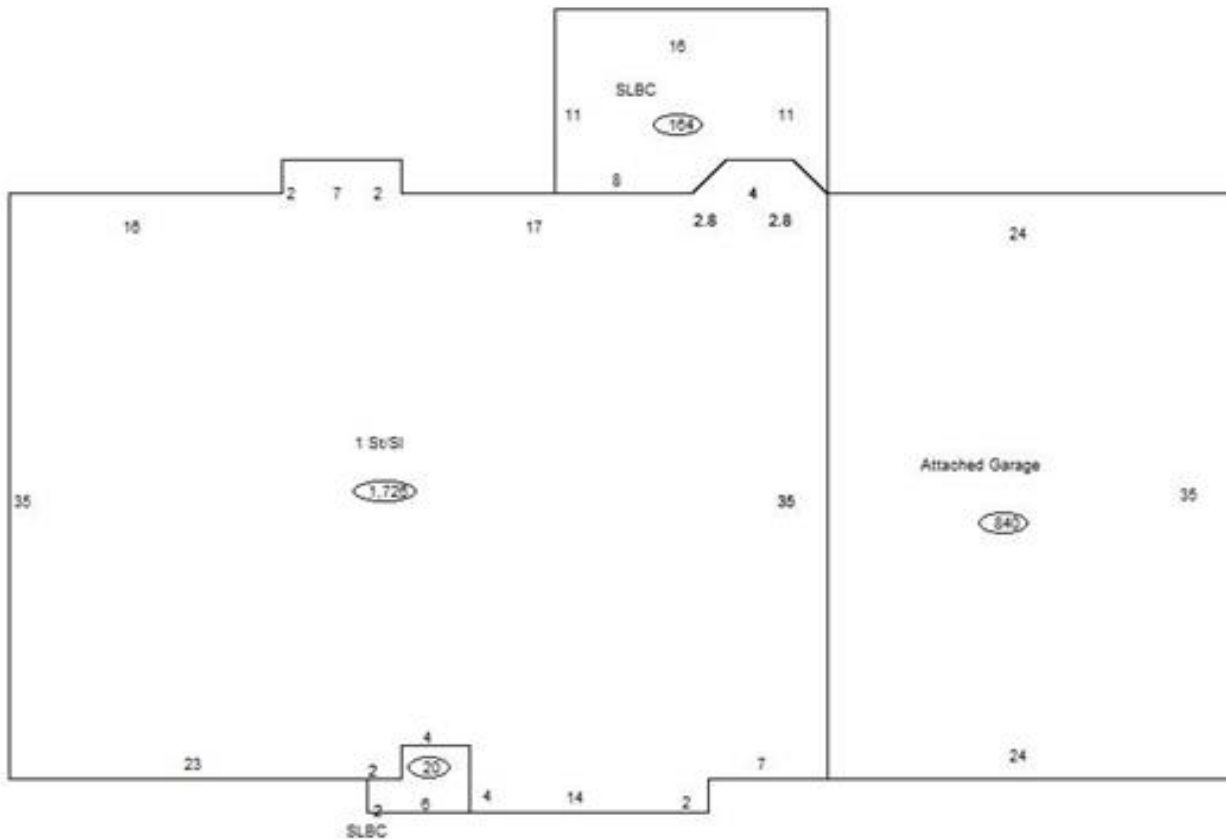
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Sketch Image

660021874



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,726	1.000	1,726
2	G	1		10	Attached Garage	840	1.000	840
3	M	PRCH		10	SLBC	164	1.000	164
4	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						1,726		1,726



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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