



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:40:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021876 Parcel ID 000000-00-0-00207-006-0012 Cadastral ID 26-21-14-02970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 289347 HAGEDORN, ROBERT W & FLOYE L FAMILY TRUST 16239 E 83RD ST N OWASSO OK 74055-0000 Parcel Location Situs 16239 83RD ST Subdivision COUNTRY BRIER Lot/Block 0012 / 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 Lot/Long: 36.27606966 -95.79003555																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9795		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	42,666.00 x 2.70 = 115,198		
Factor Value			
Adjustments	1.0000		
Lot Value	115,198		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,680
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 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	197,591	117.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	288,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117,23	Total Misc Impr	+ 18,339
Roofing Adj	+ 4.87	Garage Cost	+ 16,627
Subfloor Adj	+ -2.31	Total RCN	= 272,955
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 117,371
Plumbing Adj	+ 9.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,584
Adj Base Cost	= 141.66	Lot Value	+ 115,198
Total Area	x 1,680	Indicated Value	= 270,782
Adjusted Cost	= 237,989	Value Per SqFt	161.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,584		
Lot Value	115,198		
Indicated Value	270,782	161.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	270,782	161.18	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
SHLT	STORM SHELTER	0		1	2015	0.00		
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	52963	21x12		252	28.90		7,283
PRCH	SLAB PORCH - COVERED	52964	5x4		20	26.87		537
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	122384	21x8		168	29.19		4,904



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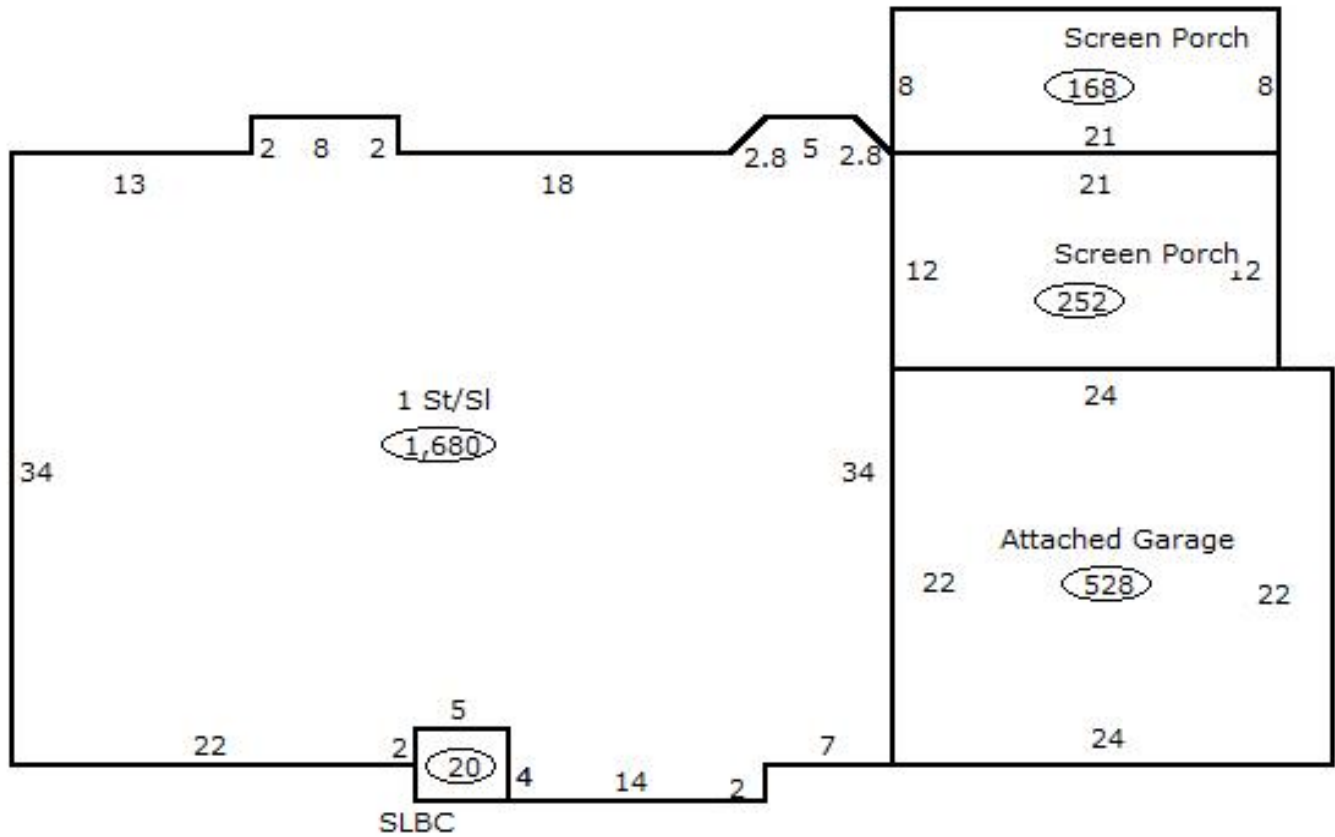
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,680	1.000	1,680
2	G	1		13	Attached Garage	528	1.000	528
3	M	EPKS		13	Screen Porch	252	1.000	252
4	M	PRCH		13	SLBC	20	1.000	20
5	M	EPKS		13	Screen Porch	168	1.000	168
Total Building Area						1,680		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	8x20x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.84 x 160) 1,734		Modifier Total	RCN 1,734	Depr (100% Phys/ % Func) 1,734	RCNLD
	STF	STG FAIR	14x14x0			196
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 196) 917		Modifier Total	RCN 917	Depr (100% Phys/ % Func) 917	RCNLD