



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660021880 <b>Parcel ID</b> 000000-00-0-00207-006-0016 <b>Cadastral ID</b> 26-21-14-03010 <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> 134234 MILLER, JAMES W  16211 E 82ND ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16211 E 82ND ST N <b>Subdivision</b> COUNTRY BRIER <b>Lot/Block</b> 0016 / 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					<p style="text-align: right; color: orange;">08/09/2022 11:08</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022</p>														
<b>Legal Description</b> Lat/Long: 36.27616879 -95.79212247																			
LOT 16 BLOCK 6 COUNTRY BRIER					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	942/95	COLLINS, WAYNE P	12/17/1993	108,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0		<b>Land Value</b> 129,701	73,869	11%	8,126	<b>Assessed</b>	19,909	1,950.29										
Year Frozen	2019		<b>Improvements</b> 188,079	107,116		11,783	<b>Penalty</b>	0											
Uncapped Value	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0		<b>Total Value</b> 317,780	180,985		19,909	<b>Total Taxable</b>	18,909	1,852.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660021880	MILLER, JAMES W			3	311,284	1000	18,908	1,852.00										
2024	2024-660021880	MILLER, JAMES W			3	357,540	1000	18,909	1,817.00										
2023	2023-660021880	MILLER, JAMES W			3	226,117	1000	18,908	1,772.00										
2022	2022-660021880	MILLER, JAMES W			3	231,479	1000	18,908	1,852.00										
2021	2021-660021880	MILLER, JAMES W			3	224,824	1000	18,908	1,829.00										
2020	2020-660021880	MILLER, JAMES W			3	223,595	1000	18,908	1,827.00										
2019	2019-660021880	MILLER, JAMES W			3	214,376	1000	18,909	1,828.00										
2018	2018-660021880	MILLER, JAMES W			3	221,665	1000	18,329	1,706.00										
2017	2017-660021880	MILLER, JAMES W			3	205,012	1000	17,766	1,671.00										
2016	2016-660021880	MILLER, JAMES W			3	200,118	1000	17,219	1,621.00										
2015	2015-660021880	MILLER, JAMES W			3	194,841	1000	16,688	1,583.00										
2014	2014-660021880	MILLER, JAMES W			3	198,020	1000	16,173	1,548.00										
2013	2013-660021880	MILLER, JAMES W			3	187,497	1000	15,673	1,468.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2643	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	55,073.00 x 2.36 = 129,701	
Factor Value		
Adjustments	1.0000	
Lot Value	129,701	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,993 / 1,993
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,993
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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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	237,622	119.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	330,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,236		
Lot Value	129,701		
Indicated Value	315,937	158.52	Per SqFt
Agland Value			
Site Improvements	1,843		
Total Value	317,780	159.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.76	Total Misc Impr	+	36,856			
Roofing Adj	+ 4.70	Garage Cost	+	20,327			
Subfloor Adj	+ -2.19	Total RCN	=	315,655			
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	-	129,419			
Plumbing Adj	+ 7.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	186,236			
Adj Base Cost	= 129.69	Lot Value	+	129,701			
Total Area	x 1,993	Indicated Value	=	315,937			
Adjusted Cost	= 258,472	Value Per SqFt		158.52			

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	52980	33x5		165	26.41		4,358
PATO	SLAB PORCH - OPEN	52981	26x18		468	8.60		4,025
EPSW	ENCLOSED PORCH - SOLID WALL	52982	336		336	68.03		22,858



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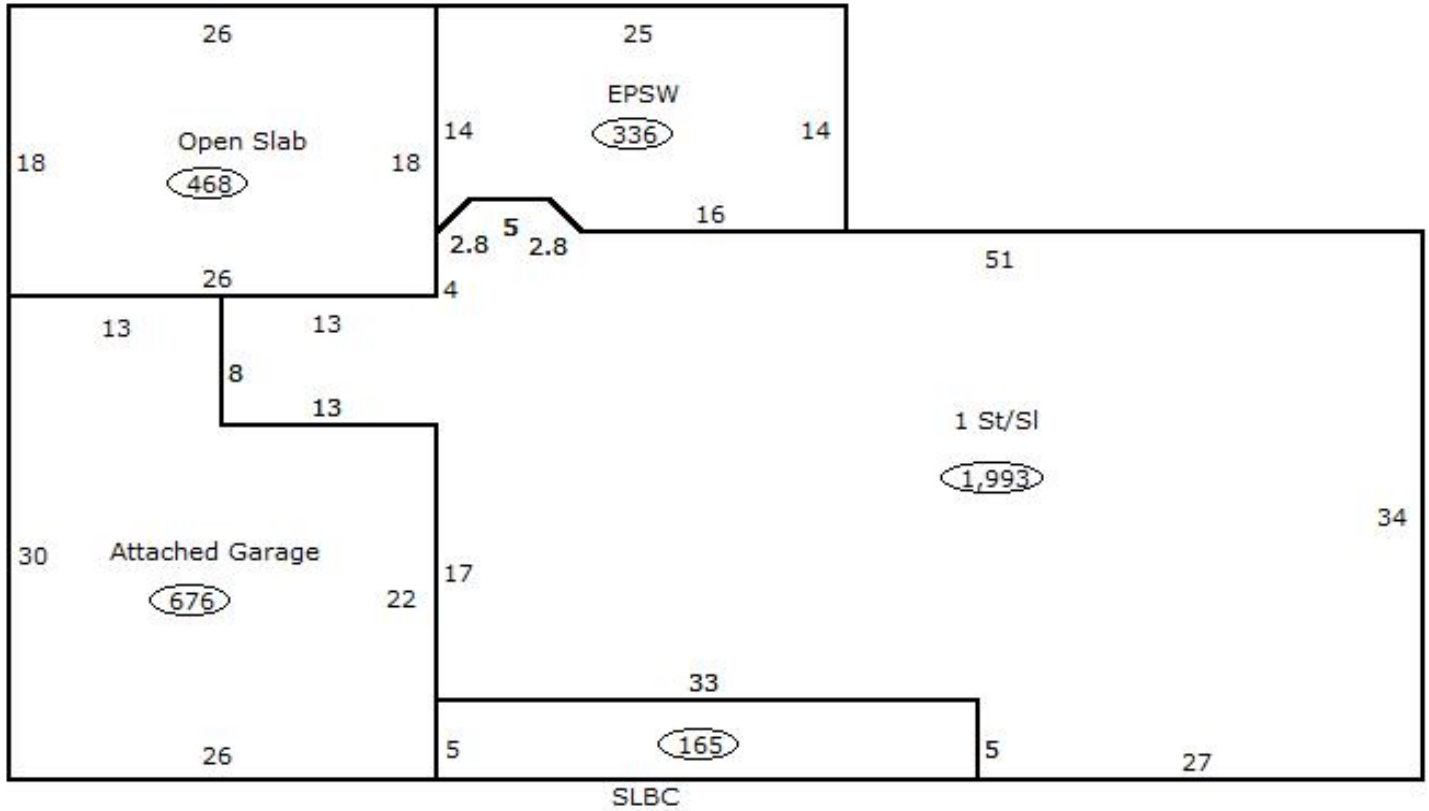
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Sketch Image

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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/SI	1,993	1.000	1,993
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	165	1.000	165
4	M	PATO		13	Open Slab	468	1.000	468
5	M	EPSW		13	EPSW	336	1.000	336
<b>Total Building Area</b>						<b>1,993</b>		<b>1,993</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 288)		4,608		4,608 2,765		1,843