



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:40:42  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021882 <b>Parcel ID</b> 000000-00-0-00210-001-0002 <b>Cadastral ID</b> 26-21-14-03030 <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> 345772 ESPINAL, JOHNNIE JOSE & ADA L  8517 N 167TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08517 N 167TH E AVE <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0002 / 0001 Parcel Size 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: 36.27776556 -95.78599912																																																																																																																									
<b>Legal Description</b> LOT 2 BLOCK 1 COUNTRY BRIER 2					<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.043 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,432.00 x 2.63 = 119,578 <b>Factor Value</b> <b>Adjustments</b> 1.0467 <b>Lot Value</b> 125,162		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Veneer, Stone
<b>Base/Total Area</b>	1,948 / 1,948
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,948
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	488 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	214,699	110.22	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	306,360		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.67	<b>Total Misc Impr</b>	+ 12,864				
<b>Roofing Adj</b>	+ 4.72	<b>Garage Cost</b>	+ 15,631				
<b>Subfloor Adj</b>	+ -2.22	<b>Total RCN</b>	= 289,196				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 42%)</b>	- 121,462				
<b>Plumbing Adj</b>	+ 10.02	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 167,734				
<b>Adj Base Cost</b>	= 133.83	<b>Lot Value</b>	+ 125,162				
<b>Total Area</b>	x 1,948	<b>Indicated Value</b>	= 292,896				
<b>Adjusted Cost</b>	= 260,701	<b>Value Per SqFt</b>	150.36				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	167,734		
<b>Lot Value</b>	125,162		
<b>Indicated Value</b>	292,896	150.36	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	292,896	150.36	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	52989	9x4		36	26.82		966
PRCH	SLAB PORCH - COVERED	52990	20x12		240	26.18		6,283



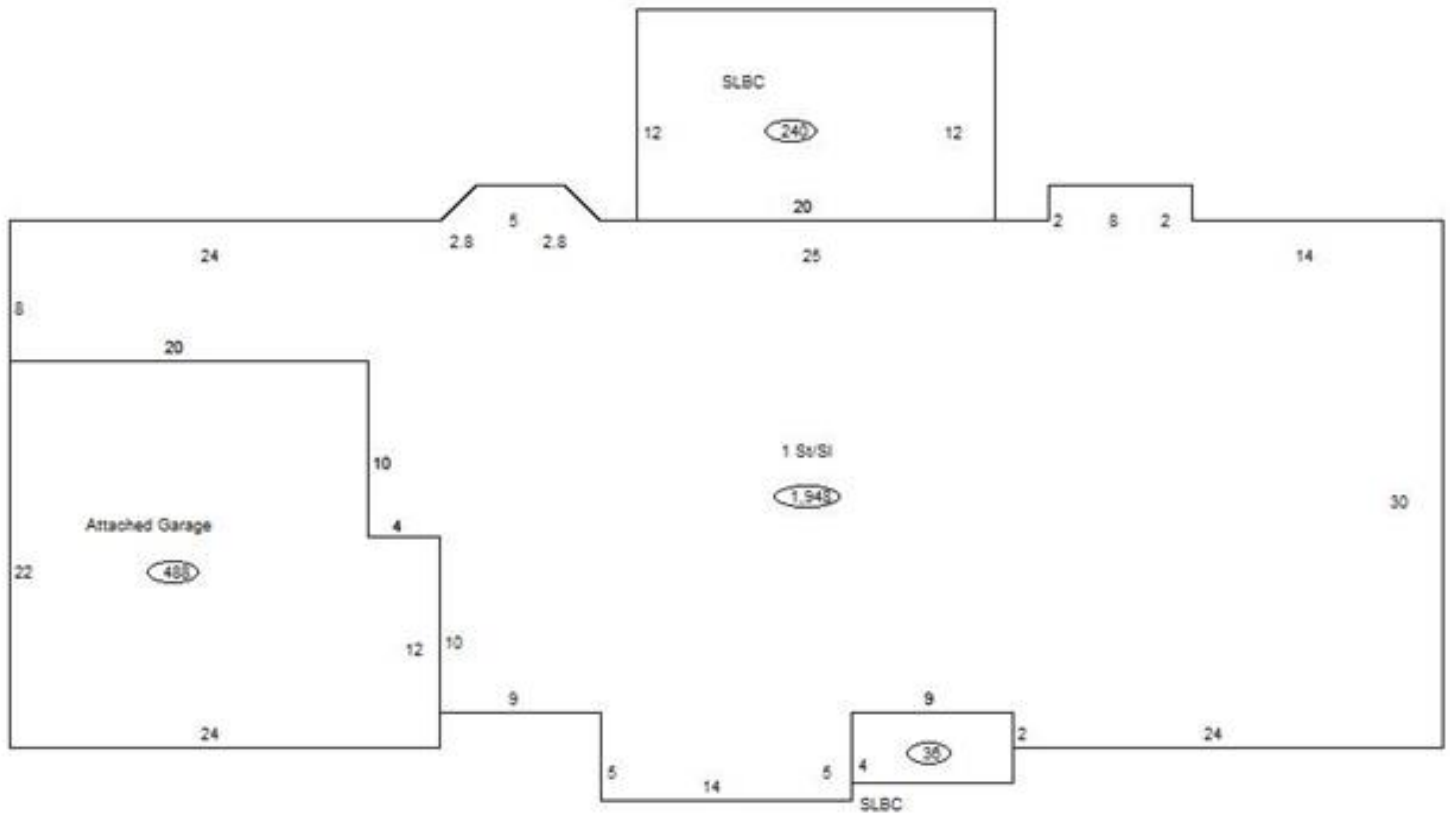
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,948	1.000	1,948
2	G	1		10	Attached Garage	488	1.000	488
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	240	1.000	240
<b>Total Building Area</b>						1,948		1,948



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x12x0			96
	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 96)	449		449	449