



# 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> 660021887 <b>Parcel ID</b> 000000-00-0-00210-001-0007 <b>Cadastral ID</b> 26-21-14-03080 <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> 261922 COLDIRON, JACKIE & JANET-TRUSTEES  16907 E 84TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16907 E 84TH ST <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0007 / 0001 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27626490 -95.78341676																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.249							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	54,407.00 x 2.37 = 129,001							
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022				
Adjustments	1.0000			<b>GRM Approach</b>				
Lot Value	129,001			GRM Code				
<b>Residential Data</b>				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			<b>Multiple Regression</b>				
Quality	3 - Average			MRA Code 1 Test				
Architecture				Adusted R 0.8445				
Style	100% One Story			Indicated Value 241,499 120.15 Per SqFt				
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone			<b>Direct Comparables</b>				
Base/Total Area	2,010 / 2,010			Selection Model A Adam Test				
Style	100% One Story			Adjustment Model 1 2022 Residential				
HVAC	100% Warmed & Cooled Air			Comparables 5				
Roof Cover	1 Composition Shingle			Indicated Value 334,740 Per SqFt				
Area on Slab	2,010			<b>Value Reconciliation</b>				
Fixture/RghIn	14 /			Selected Approach Cost Approach				
Bed/F/H Bath	3 / 2.5 /			Improvements 178,789				
Basement Area				Lot Value 129,001				
Garage Type	726 Attached Garage - Unfinished			Indicated Value 307,790 153.13 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1982 / 33			Site Improvements				
<b>Cost Approach</b>				Total Value 307,790 153.13 Total Value Per SqFt				
<b>Manual : 01/2025</b>								
Base Cost	107.93	Total Misc Impr	+ 6,581					
Roofing Adj	+ 4.69	Garage Cost	+ 21,628					
Subfloor Adj	+ -2.19	Total RCN	= 295,117					
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	- 120,998					
Plumbing Adj	+ 9.72	Lump Sums	+ 4,670					
Basement Adj	+ 0.00	RCNLD	= 178,789					
Adj Base Cost	= 132.79	Lot Value	+ 129,001					
Total Area	x 2,010	Indicated Value	= 307,790					
Adjusted Cost	= 266,908	Value Per SqFt	153.13					
<b>Miscellaneous Improvements</b>								
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	53010		9x4	36	26.82		966
WODC	WOOD DECK - COVERED	122385		106	106	46.87	6%	4,670





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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	
	<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 192)		899		899	899
	STF	STG FAIR	12x36x0			432
	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 432)		2,022		2,022	2,022