



# 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> 660021893 <b>Parcel ID</b> 000000-00-0-00210-001-0013 <b>Cadastral ID</b> 26-21-14-03140 <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> 266087 LARSON, CONNIE J &  DIANA L LARSON 16910 E 85TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 16910 85TH ST <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0013 / 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> Lat/Long: 36.27721833 -95.78382976 LOT 13 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"> </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> 1.4785 <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> 64,401.00 x 2.17 = 139,495 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 139,495		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	964 / 2,028
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	964
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	476 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1982 / 33

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>Adjusted R</b>	0.8445
<b>Indicated Value</b>	245,364 120.99 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>	312,210 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.00	<b>Total Misc Impr</b>	+ 31,435	<b>Roofing Adj</b>	+ 3.03	<b>Garage Cost</b>	+ 19,145
<b>Subfloor Adj</b>	+ -1.97	<b>Total RCN</b>	= 305,175	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 41%)</b>	- 125,122
<b>Plumbing Adj</b>	+ 11.01	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 180,053
<b>Adj Base Cost</b>	= 125.54	<b>Lot Value</b>	+ 139,495	<b>Total Area</b>	x 2,028	<b>Indicated Value</b>	= 319,548
		<b>Value Per SqFt</b>	157.57	<b>Adjusted Cost</b>	= 254,595		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	180,053		
<b>Lot Value</b>	139,495		
<b>Indicated Value</b>	319,548	157.57	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	319,548	157.57	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	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	53037	18x4		72	29.30	2,110
EPSW	ENCLOSED PORCH - SOLID WALL	53038	306		306	74.82	22,895



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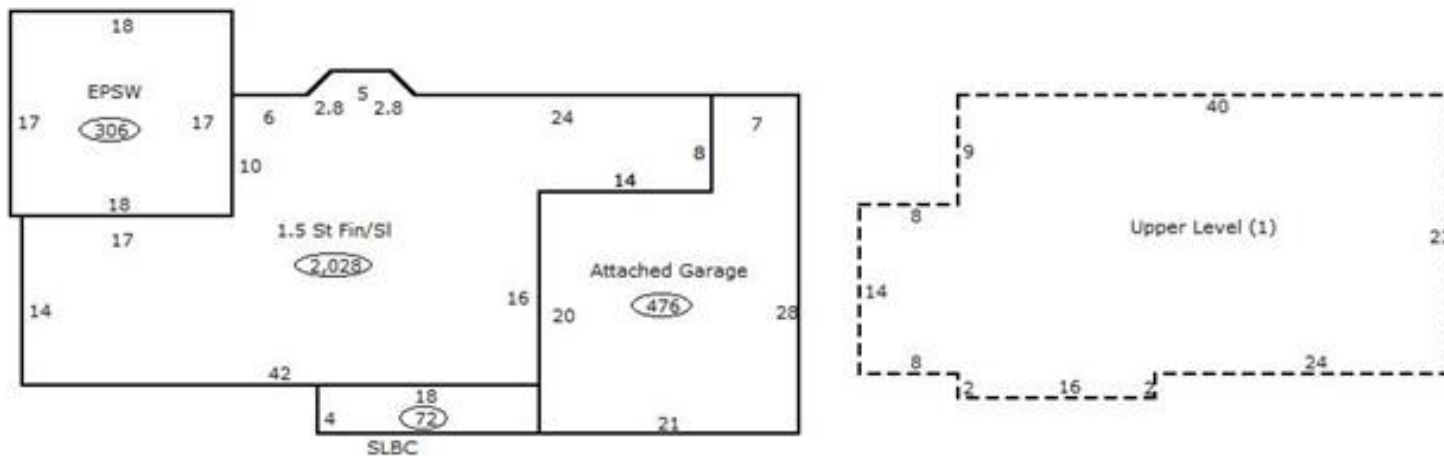
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	964	2.104	2,028
2	G	1		13	Attached Garage	476	1.000	476
3	M	PRCH		13	SLBC	72	1.000	72
4	M	EPSW		13	EPSW	306	1.000	306
5	U	^UL		13	Upper Level (1)	1,064	1.000	1,064
<b>Total Building Area</b>						964		2,028



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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	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