



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660021894 Parcel ID 000000-00-0-00210-001-0014 Cadastral ID 26-21-14-03150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 312352 KING, TALEAH R 16909 E 88TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16909 85TH ST Subdivision COUNTRY BRIER II Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27806449 -95.78449720																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3437	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	58,531.00 x 2.28 = 133,332	
Factor Value		
Adjustments	1.0000	
Lot Value	133,332	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,520 / 2,220
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,520
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	253,070	114.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	354,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.66	Total Misc Impr	+	15,165			
Roofing Adj	+ 3.39	Garage Cost	+	16,086			
Subfloor Adj	+ -1.58	Total RCN	=	293,011			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	120,135			
Plumbing Adj	+ 8.80	Lump Sums	+	1,797			
Basement Adj	+ 0.00	RCNLD	=	174,673			
Adj Base Cost	= 117.91	Lot Value	+	133,332			
Total Area	x 2,220	Indicated Value	=	308,005			
Adjusted Cost	= 261,760	Value Per SqFt		138.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,673		
Lot Value	133,332		
Indicated Value	308,005	138.74	Per SqFt
Agland Value			
Site Improvements	15,773		
Total Value	323,778	145.85	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	53042		160	160	26.43		4,229
PRCH	SLAB PORCH - COVERED	53043		26x4	104	26.60		2,766
PATO	SLAB PORCH - OPEN	53044		25x11	275	9.29		2,555
BALW	BALCONY - WOOD	53045		8x8	64	28.08		1,797



Rogers

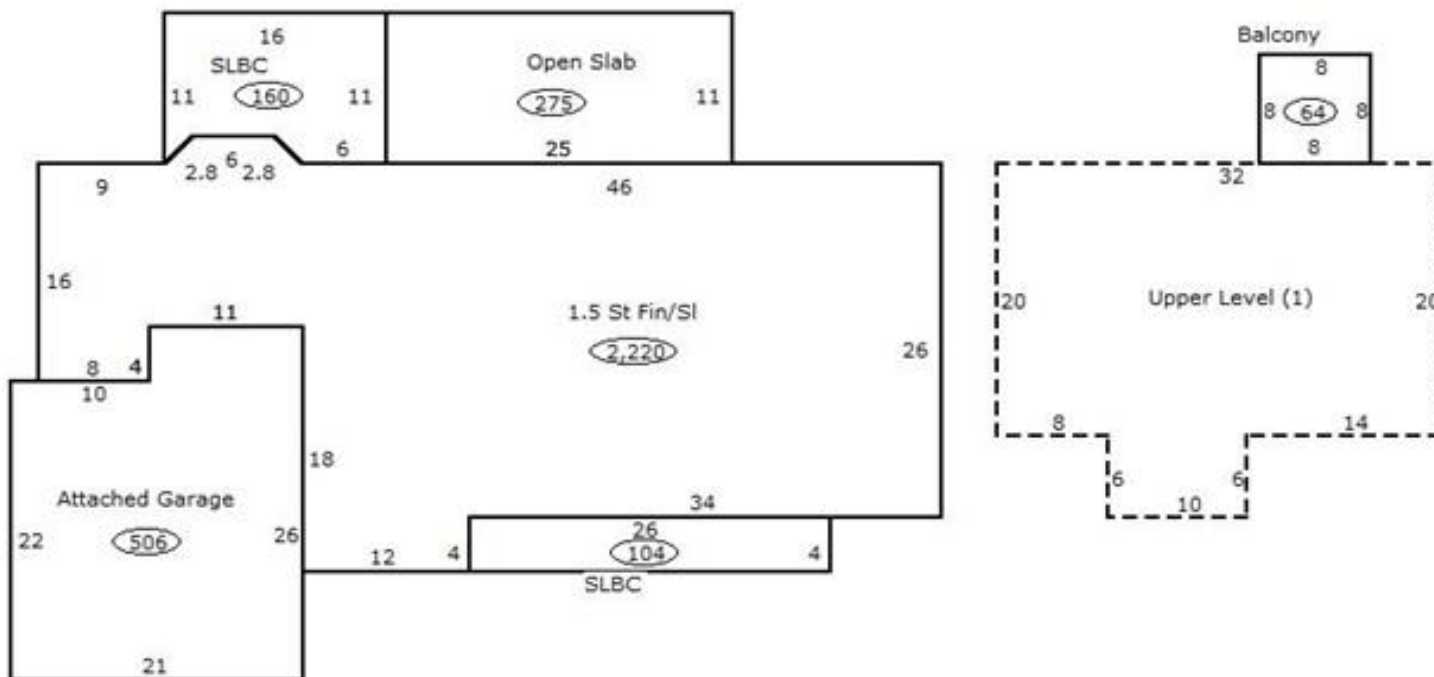
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Sketch Image

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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	1,520	1.461	2,220
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	104	1.000	104
5	M	PATO		13	Open Slab	275	1.000	275
6	M	BALW		13	Balcony	64	1.000	64
7	U	^UL		13	Upper Level (1)	700	1.000	700
Total Building Area						1,520		2,220



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (55% Phys/ % Func) 16,500	RCNLD 13,500
	STA	STG AVG	24x12x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (7.02 x 288) 2,022		Modifier Total	RCN 2,022	Depr (25% Phys/ % Func) 506	RCNLD 1,516
	LT	LEAN-TO	12x24x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 288) 841		Modifier Total	RCN 841	Depr (10% Phys/ % Func) 84	RCNLD 757