



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660021896 Parcel ID 000000-00-0-00210-001-0016 Cadastral ID 26-21-14-03170 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 319917 PAYNE, DAVID M & SANDRA G PROTECTION TRUST 16923 E 85TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16923 85TH ST Subdivision COUNTRY BRIER II Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022</p>																																																	
Legal Description Lat/Long: 36.27808601 -95.78294066																																																						
LOT 16 BLOCK 1 COUNTRY BRIER 2					Building Permits <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																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2589/880	BEVAN, MADONNA E	10/14/2016	220,000	YES																																													
					2046/99	HANOVER, LYNN W & DONELLA-MAR	07/17/2009	191,000	YES																																													
					1189/908	KANADY, PAUL E	08/13/1999	119,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value</td> <td>137,406</td> <td>63,867</td> <td>11%</td> <td>7,025</td> <td>Assessed</td> <td>29,006 2,841.43</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>209,639</td> <td>199,831</td> <td> </td> <td>21,981</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>347,045</td> <td>263,698</td> <td>29,006</td> <td>29,006</td> <td>Total Taxable</td> <td>28,006 2,743.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2017	Land Value	137,406	63,867	11%	7,025	Assessed	29,006 2,841.43	Year Frozen	0	Improvements	209,639	199,831		21,981	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	347,045	263,698	29,006	29,006	Total Taxable	28,006 2,743.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021896	PAYNE, DAVID M & SANDRA G	3	344,307	1000	27,162	2,661.00																																															
2024	2024-660021896	PAYNE, DAVID M & SANDRA G	3	390,260	1000	26,342	2,531.00																																															
2023	2023-660021896	PAYNE, DAVID M & SANDRA G	3	258,052	1000	25,546	2,394.00																																															
2022	2022-660021896	PAYNE, DAVID M & SANDRA G	3	262,143	1000	24,772	2,427.00																																															
2021	2021-660021896	PAYNE, DAVID M & SANDRA G	3	227,471	1000	24,022	2,324.00																																															
2020	2020-660021896	PAYNE, DAVID M & SANDRA G	3	224,239	1000	23,472	2,267.00																																															
2019	2019-660021896	PAYNE, DAVID M & SANDRA G	3	215,992	1000	22,759	2,200.00																																															
2018	2018-660021896	PAYNE, DAVID M & SANDRA G	3	218,995	1000	23,067	2,147.00																																															
2017	2017-660021896	PAYNE, DAVID M & SANDRA G	3	212,425	0	23,367	2,198.00																																															
2016	2016-660021896	BEVAN, MADONNA E	3	182,785	1000	19,106	1,799.00																																															
2015	2015-660021896	BEVAN, MADONNA E	3	177,985	1000	18,578	1,762.00																																															
2014	2014-660021896	BEVAN, MADONNA E	3	176,998	1000	18,064	1,729.00																																															
2013	2013-660021896	BEVAN, MADONNA E	3	168,260	1000	17,509	1,640.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4328	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	62,411.00 x 2.20 = 137,406	
Factor Value		
Adjustments	1.0000	
Lot Value	137,406	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,587 / 1,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,587
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1983 / 22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	199,003	125.40	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,639		
Lot Value	137,406		
Indicated Value	347,045	218.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	347,045	218.68	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.62	Total Misc Impr	+	33,072			
Roofing Adj	+ 4.92	Garage Cost	+	18,057			
Subfloor Adj	+ -2.31	Total RCN	=	269,564			
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	70,087			
Plumbing Adj	+ 9.77	Lump Sums	+	10,162			
Basement Adj	+ 0.00	RCNLD	=	209,639			
Adj Base Cost	= 137.64	Lot Value	+	137,406			
Total Area	x 1,587	Indicated Value	=	347,045			
Adjusted Cost	= 218,435	Value Per SqFt		218.68			

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
EPSW	ENCLOSED PORCH - SOLID WALL	53054	28x14		392	67.58		26,491
PRCH	SLAB PORCH - COVERED	53055	9x4		36	26.82		966
WODC	WOOD DECK - COVERED	53056	28x13		364	29.70	6%	10,162



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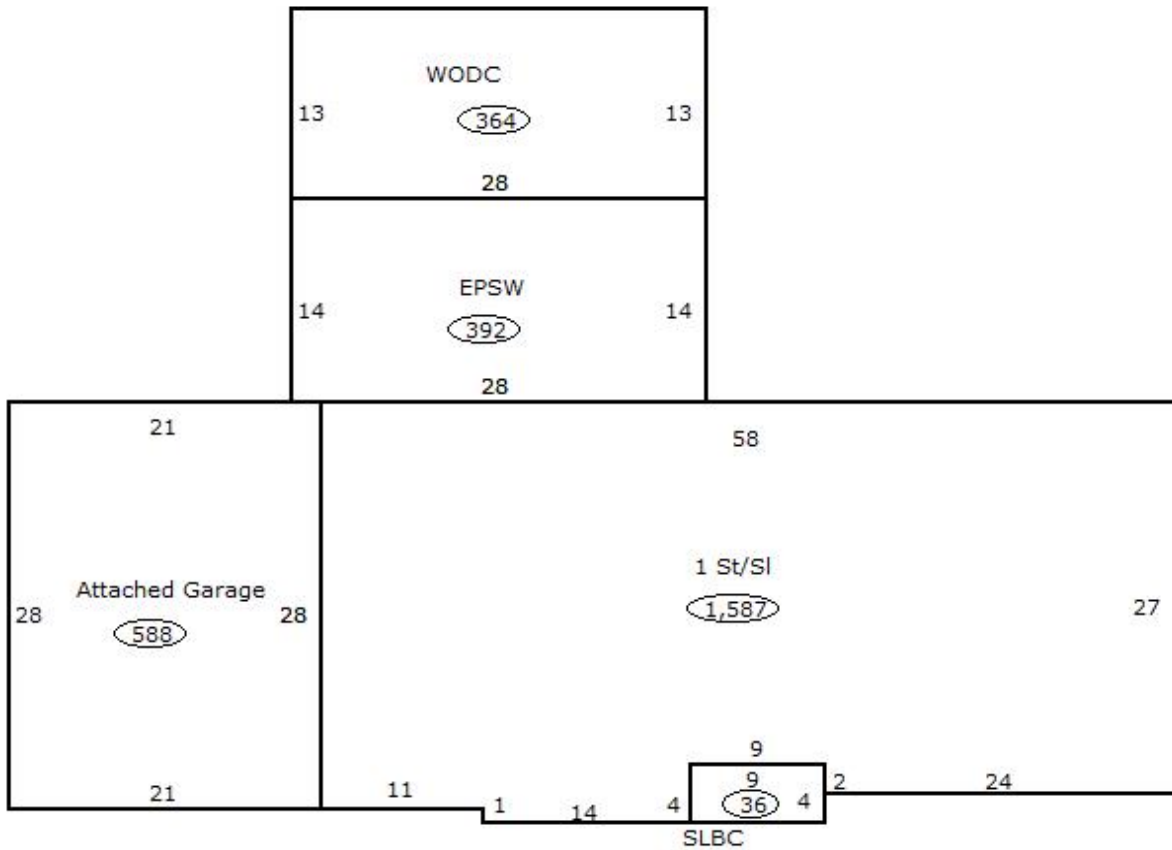
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Sketch Image

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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	1,587	1.000	1,587
2	G	1		13	Attached Garage	588	1.000	588
3	M	EPSW		13	EPSW	392	1.000	392
4	M	PRCH		13	SLBC	36	1.000	36
5	M	WODC		13	WODC	364	1.000	364
Total Building Area						1,587		1,587



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	24x36x0			864
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (10.84 x 864)		9,366		9,366	9,366
	STF	STG FAIR	20x40x0			800
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x 800)		3,744		3,744	3,744