



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:06
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Assessment Data					Primary Image																																																																																																																				
Account 660021897 Parcel ID 000000-00-0-00210-001-0017 Cadastral ID 26-21-14-03180 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328990 SULLIVAN, TINA & MARK 4082 E 4675 RD ADAIR OK 74330-0000 Parcel Location Situs 08518 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0017 / 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 Lot/Long: 36.27798866 -95.78225433																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2976		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	56,524.00 x 2.32 = 131,224		
Factor Value			
Adjustments	1.0000		
Lot Value	131,224		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,732 / 1,732
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,732
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	241,681 139.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	311,970 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	169,202
Lot Value	131,224
Indicated Value	300,426 173.46 Per SqFt
Agland Value	
Site Improvements	41,277
Total Value	341,703 197.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.54	Total Misc Impr	+ 17,392
Roofing Adj	+ 4.84	Garage Cost	+ 15,015
Subfloor Adj	+ -2.31	Total RCN	= 277,381
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 108,179
Plumbing Adj	+ 9.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,202
Adj Base Cost	= 141.44	Lot Value	+ 131,224
Total Area	x 1,732	Indicated Value	= 300,426
Adjusted Cost	= 244,974	Value Per SqFt	173.46

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	53059	27x6		162	26.42		4,280
PRCH	SLAB PORCH - COVERED	53060	24x12		288	26.03		7,497



Rogers

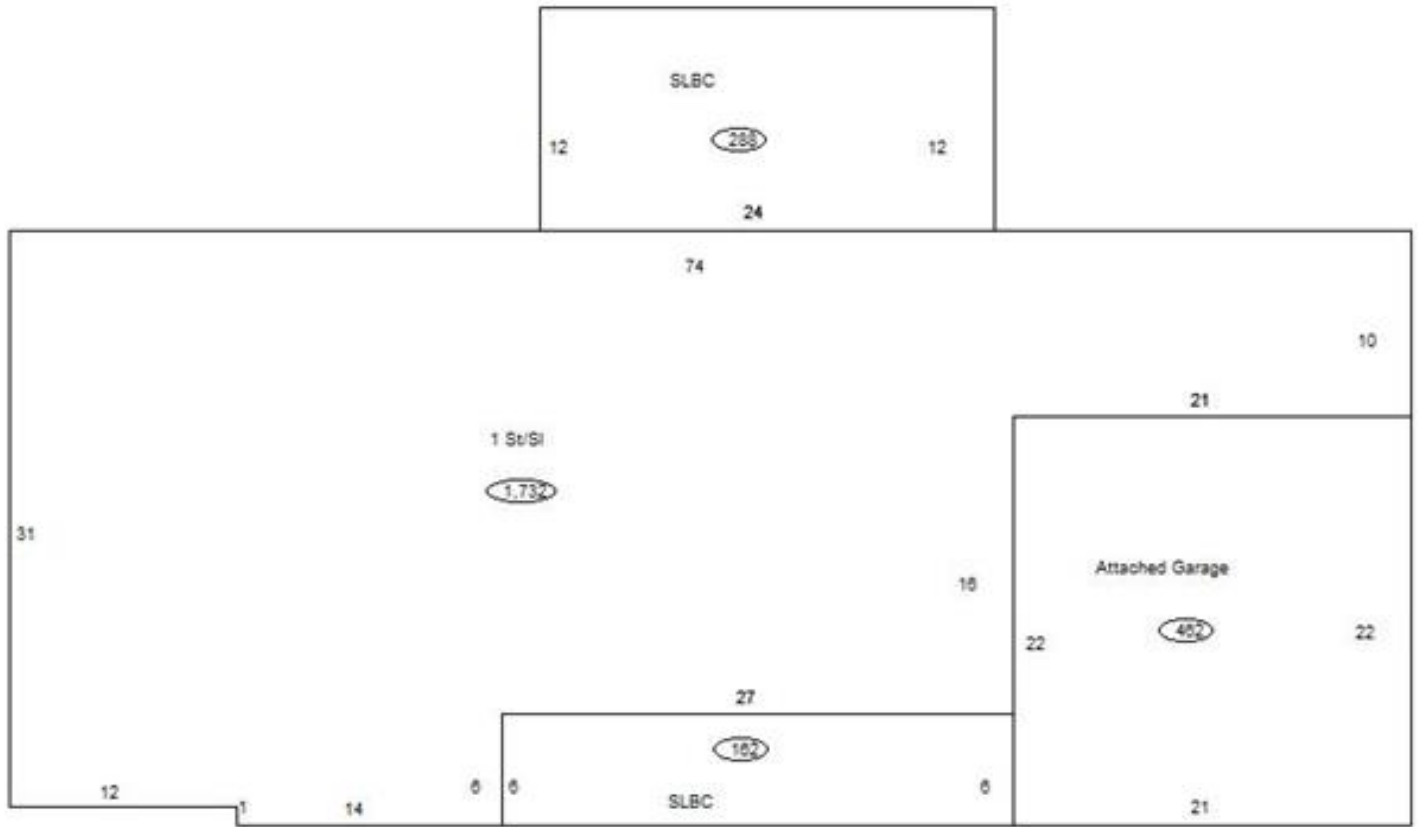
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Sketch Image

660021897



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,732	1.000	1,732
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	162	1.000	162
4	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						1,732		1,732



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year 2014	Eff Age	9	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
Base Cost (34.07 x 1,200)		40,884		40,884	2,044	38,840
	LT	LEAN-TO	10x40x0			400
	Qual 3	Cond 3	Year 2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
Base Cost (2.92 x 400)		1,168		1,168	58	1,110
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	
Base Cost (2,950.00 x 1)		2,950		2,950	1,623	1,327