



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	660021902								
Parcel ID	000000-00-0-00210-002-0005								
Cadastral ID	26-21-14-03230								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	128914								
FRY, PATTY JO									
16609 E 83RD ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	16609 83RD ST								
Subdivision	COUNTRY BRIER II								
Lot/Block	0005 / 0002	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: 36.27630194 -95.78724657									
Building Permits									
LOT 5 BLOCK 2 COUNTRY BRIER 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	755/777			80,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	117,710	64,940	11%	7,143	Assessed	18,078	1,770.92
Year Frozen	2018	Improvements	180,190	99,411		10,935	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	297,900	164,351		18,078	Total Taxable	17,078	1,673.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021902	FRY, PATTY JO	3	291,287	1000	17,079	1,673.00		
2024	2024-660021902	FRY, PATTY JO	3	323,811	1000	17,078	1,641.00		
2023	2023-660021902	FRY, PATTY JO	3	210,979	1000	17,079	1,600.00		
2022	2022-660021902	FRY, PATTY JO	3	215,698	1000	17,079	1,673.00		
2021	2021-660021902	FRY, PATTY JO	3	212,801	1000	17,079	1,652.00		
2020	2020-660021902	FRY, PATTY JO	3	209,843	1000	17,078	1,650.00		
2019	2019-660021902	FRY, PATTY JO	3	202,635	1000	17,079	1,651.00		
2018	2018-660021902	FRY, PATTY JO	3	209,203	1000	17,079	1,590.00		
2017	2017-660021902	FRY, PATTY JO	3	192,736	1000	16,552	1,557.00		
2016	2016-660021902	FRY, PATTY JO	3	188,172	1000	16,041	1,510.00		
2015	2015-660021902	FRY, PATTY JO	3	182,962	1000	15,545	1,474.00		
2014	2014-660021902	FRY, PATTY JO	3	184,342	1000	15,063	1,442.00		
2013	2013-660021902	FRY, PATTY JO	3	175,196	1000	14,595	1,367.00		



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0021	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,653.00 x 2.70 = 117,710	
Factor Value		
Adjustments	1.0000	
Lot Value	117,710	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Metal
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	581 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

Cost Approach		Manual : 01/2025	
Base Cost	108.43	Total Misc Impr	+ 19,413
Roofing Adj	+ 4.78	Garage Cost	+ 17,895
Subfloor Adj	+ -2.28	Total RCN	= 281,547
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 101,357
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,190
Adj Base Cost	= 131.95	Lot Value	+ 117,710
Total Area	x 1,851	Indicated Value	= 297,900
Adjusted Cost	= 244,239	Value Per SqFt	160.94

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	221,836	119.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	307,780		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,190		
Lot Value	117,710		
Indicated Value	297,900	160.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	297,900	160.94	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	53080		226	226	26.22		5,926
PRCH	SLAB PORCH - COVERED	53081		303	303	25.98		7,872



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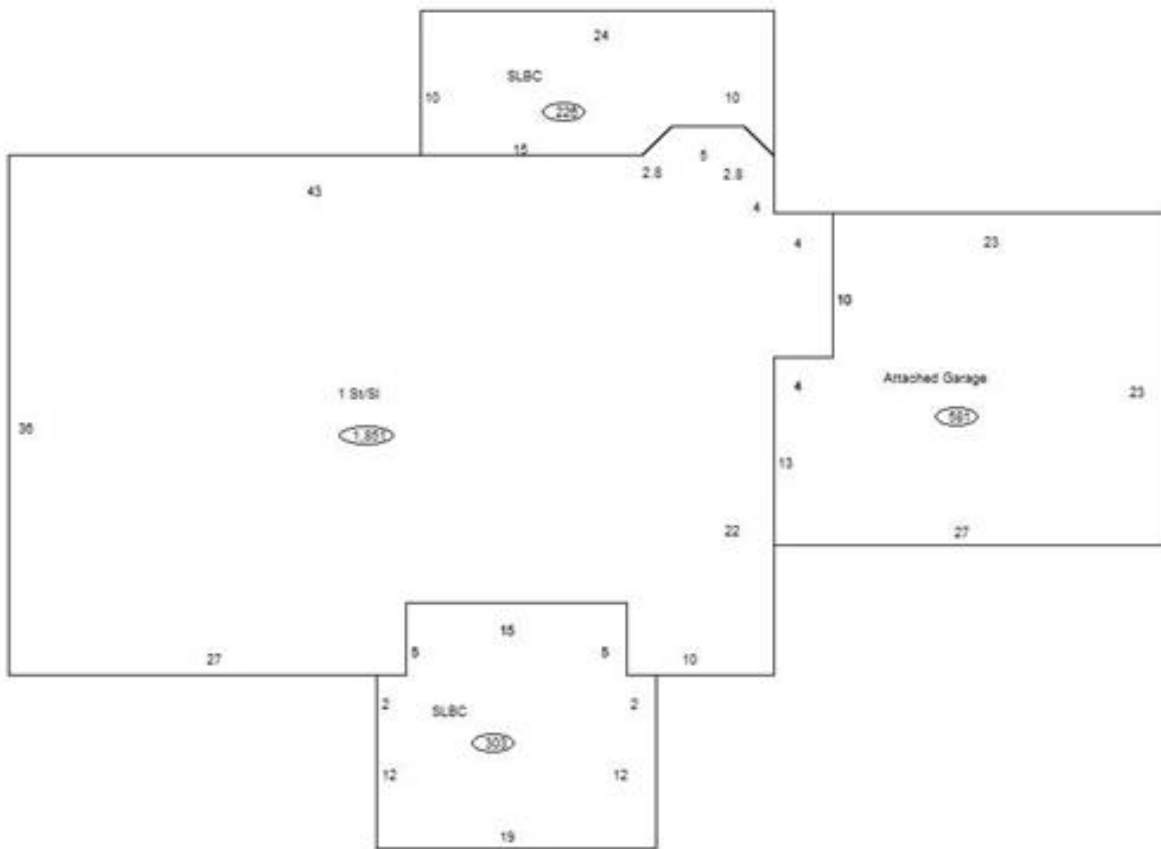
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Sketch Image

660021902



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,851	1.000	1,851
2	G	1		10	Attached Garage	581	1.000	581
3	M	PRCH		10	SLBC	226	1.000	226
4	M	PRCH		10	SLBC	303	1.000	303
Total Building Area						1,851		1,851