



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:41:16  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021903 <b>Parcel ID</b> 000000-00-0-00210-002-0006 <b>Cadastral ID</b> 26-21-14-03240 <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> 286273 DAVIDSON, KAREN  8314 N 167TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08314 N 167TH E AVE <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0006 / 0002 <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> Lot/Long: 36.27630663 -95.78667262																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0212		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,482.00 x 2.67 = 118,580		
Factor Value			
Adjustments	1.0000		
Lot Value	118,580		



\\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	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,680
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	202,453 120.51 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	290,180 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	168,223
Lot Value	118,580
Indicated Value	286,803 170.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	286,803 170.72 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117.23	Total Misc Impr	+ 21,365
Roofing Adj	+ 4.87	Garage Cost	+ 17,166
Subfloor Adj	+ -2.31	Total RCN	= 276,520
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	- 110,608
Plumbing Adj	+ 9.23	Lump Sums	+ 2,311
Basement Adj	+ 0.00	RCNLD	= 168,223
Adj Base Cost	= 141.66	Lot Value	+ 118,580
Total Area	x 1,680	Indicated Value	= 286,803
Adjusted Cost	= 237,989	Value Per SqFt	170.72

### 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	53084	7x7		49	26.78		1,312
EPSW	ENCLOSED PORCH - SOLID WALL	53085	19x11		209	69.08		14,438
WODO	WOOD DECK - OPEN	53086	20x17		340	16.99	60%	2,311



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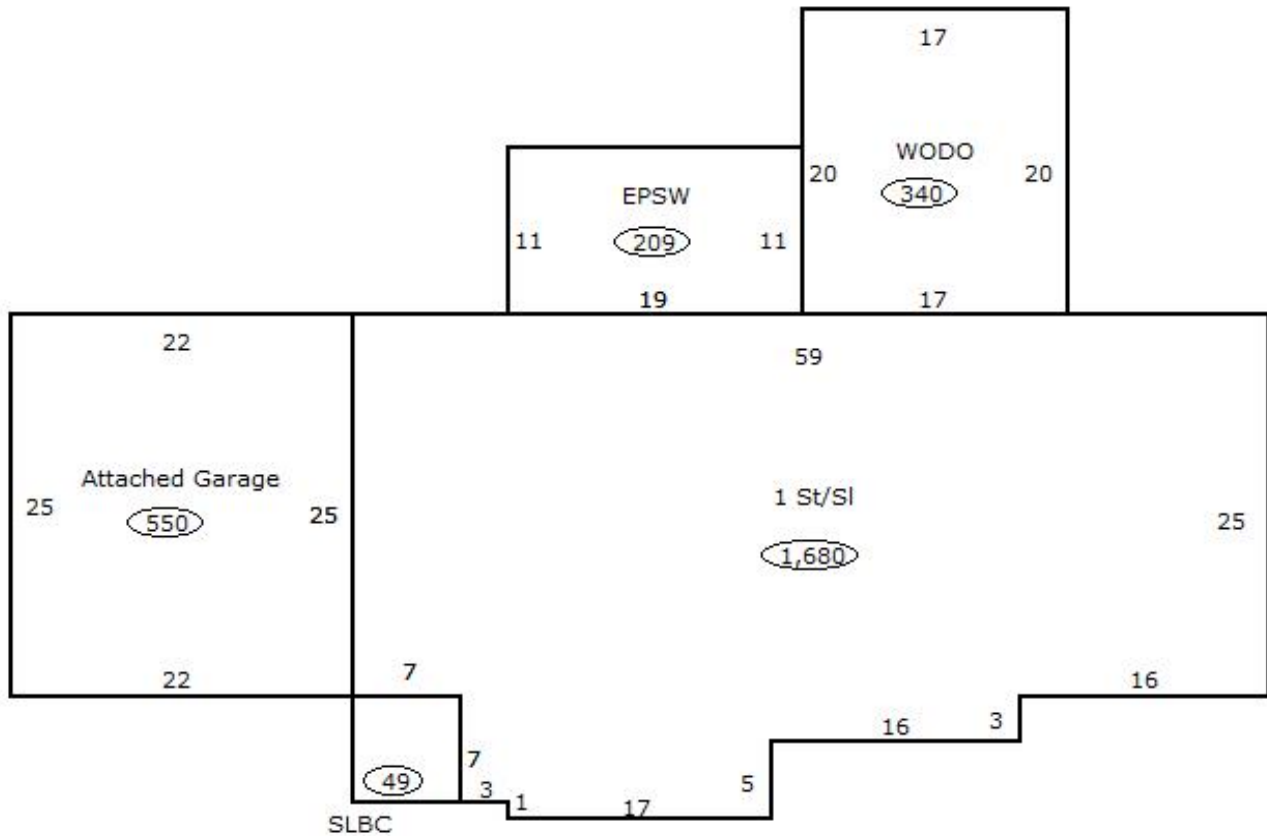
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Sketch Image

660021903



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,680	1.000	1,680
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	49	1.000	49
4	M	EPSW		13	EPSW	209	1.000	209
5	M	WODO		13	WODO	340	1.000	340
<b>Total Building Area</b>						1,680		1,680