



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:21
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Assessment Data					Primary Image																																																																																																																				
Account 660021906 Parcel ID 000000-00-0-00210-003-0003 Cadastral ID 26-21-14-03270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332910 VAN DEUSEN, RANDY Q & ISMIR A 16722 E 84TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16722 E 84TH ST Subdivision COUNTRY BRIER II Lot/Block 0003 / 0003 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: 36.27658209 -95.78528153																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0705		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,631.00 x 2.59 = 120,837		
Factor Value			
Adjustments	1.0000		
Lot Value	120,837		



\\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	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,609 / 1,609
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,609
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 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	
Adusted R	0.8445		
Indicated Value	197,405	122.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	284,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.41	Total Misc Impr	+ 28,930				
Roofing Adj	+ 4.91	Garage Cost	+ 17,211				
Subfloor Adj	+ -2.31	Total RCN	= 265,448				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 106,179				
Plumbing Adj	+ 9.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,269				
Adj Base Cost	= 136.30	Lot Value	+ 120,837				
Total Area	x 1,609	Indicated Value	= 280,106				
Adjusted Cost	= 219,307	Value Per SqFt	174.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,269		
Lot Value	120,837		
Indicated Value	280,106	174.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,106	174.09	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	53098		136	136	26.50		3,604
EPSW	ENCLOSED PORCH - SOLID WALL	53099		24x12	288	68.44		19,711



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Sketch Image

660021906



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,609	1.000	1,609
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	136	1.000	136
4	M	EPSW		10	EPSW	288	1.000	288
Total Building Area						1,609		1,609