



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 660021908 Parcel ID 000000-00-0-00210-003-0005 Cadastral ID 26-21-14-03290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 128974 RYAN, MICHAEL W 8231 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08231 N 167TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0005 / 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 Lat/Long: 36.27564935 -95.78597509				Building Permits															
LOT 5 BLOCK 3 COUNTRY BRIER 2				<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										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	117,635	68,874	11%	7,576	Assessed	23,770	2,328.51										
Year Frozen	0	Improvements	148,820	147,222		16,194	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	266,455	216,096		23,770	Total Taxable	23,770	2,329.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660021908	RYAN, MICHAEL W			3	261,329	0	22,638	2,218.00										
2024	2024-660021908	RYAN, MICHAEL W			3	293,773	0	21,561	2,071.00										
2023	2023-660021908	RYAN, MICHAEL W			3	186,673	0	20,534	1,924.00										
2022	2022-660021908	RYAN, MICHAEL W			3	188,756	0	20,763	2,034.00										
2021	2021-660021908	RYAN, MICHAEL W			3	189,206	0	20,316	1,965.00										
2020	2020-660021908	RYAN, MICHAEL W			3	186,673	0	19,349	1,869.00										
2019	2019-660021908	RYAN, MICHAEL W			3	180,616	0	18,428	1,781.00										
2018	2018-660021908	RYAN, MICHAEL W			3	186,426	0	17,550	1,634.00										
2017	2017-660021908	RYAN, MICHAEL W			3	170,184	0	16,714	1,572.00										
2016	2016-660021908	RYAN, MICHAEL W			3	166,277	0	15,918	1,499.00										
2015	2015-660021908	RYAN, MICHAEL W			3	161,850	0	15,161	1,438.00										
2014	2014-660021908	RYAN, MICHAEL W			3	163,020	0	14,439	1,382.00										
2013	2013-660021908	RYAN, MICHAEL W			3	155,038	0	13,751	1,288.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0005	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,582.00 x 2.70 = 117,635	
Factor Value		
Adjustments	1.0000	
Lot Value	117,635	

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, Wood
Base/Total Area	1,592 / 1,592
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,592
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 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	201,873 126.80 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	289,560 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.68	Total Misc Impr	+ 11,703				
Roofing Adj	+ 4.92	Garage Cost	+ 18,751				
Subfloor Adj	+ -2.31	Total RCN	= 248,033				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 99,213				
Plumbing Adj	+ 9.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 148,820				
Adj Base Cost	= 136.67	Lot Value	+ 117,635				
Total Area	x 1,592	Indicated Value	= 266,455				
Adjusted Cost	= 217,579	Value Per SqFt	167.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,820		
Lot Value	117,635		
Indicated Value	266,455	167.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	266,455	167.37	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	53106	17x12		204	26.29		5,363
PRCH	SLAB PORCH - COVERED	53107	9x3		27	26.84		725



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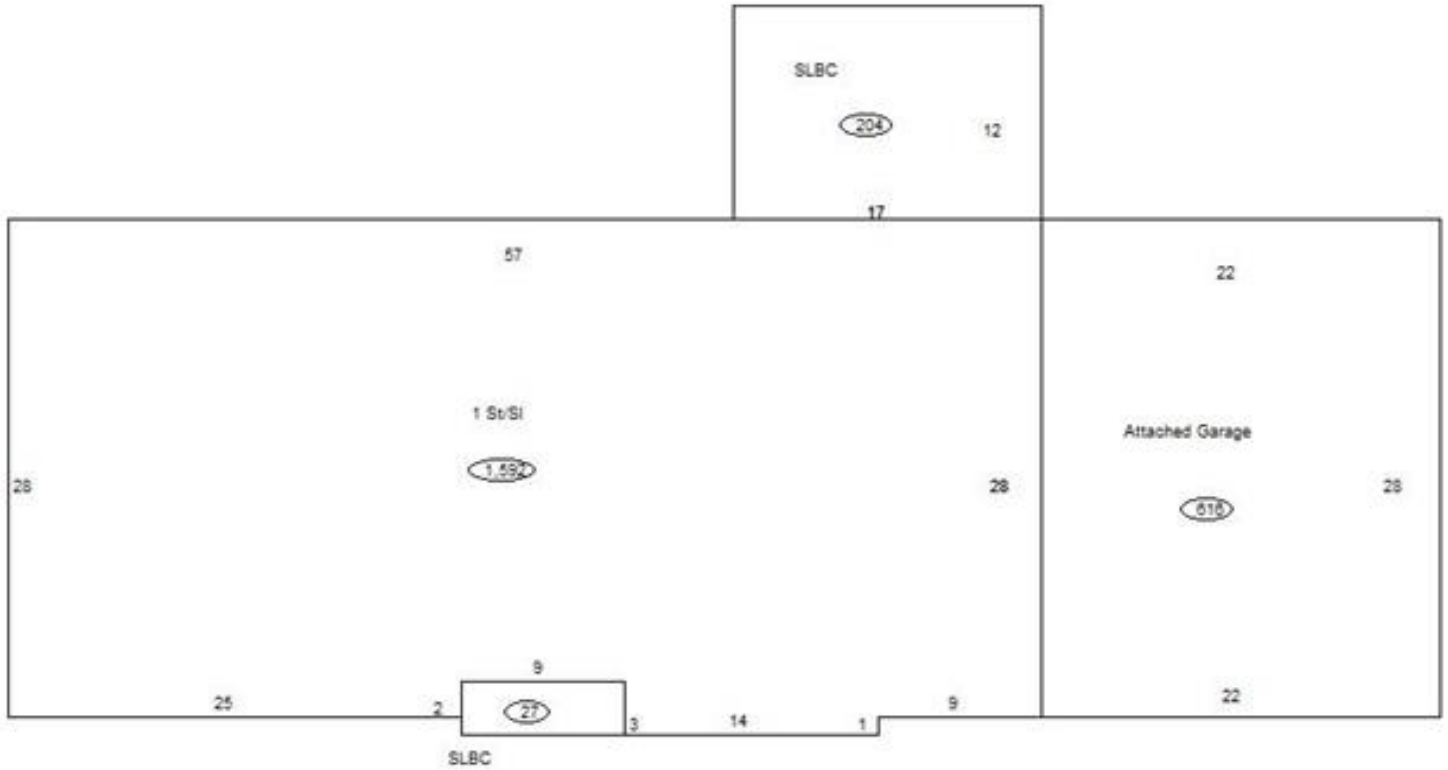
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Sketch Image

660021908



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,592	1.000	1,592
2	G	1		10	Attached Garage	616	1.000	616
3	M	PRCH		10	SLBC	204	1.000	204
4	M	PRCH		10	SLBC	27	1.000	27
Total Building Area						1,592		1,592