



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660021909 Parcel ID 000000-00-0-00210-003-0006 Cadastral ID 26-21-14-03300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 128984 CLAYTON, NANCY E & EDWIN H JR 8223 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08223 N 167TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0006 / 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: 36.27520401 -95.78609610																																																																																																																									
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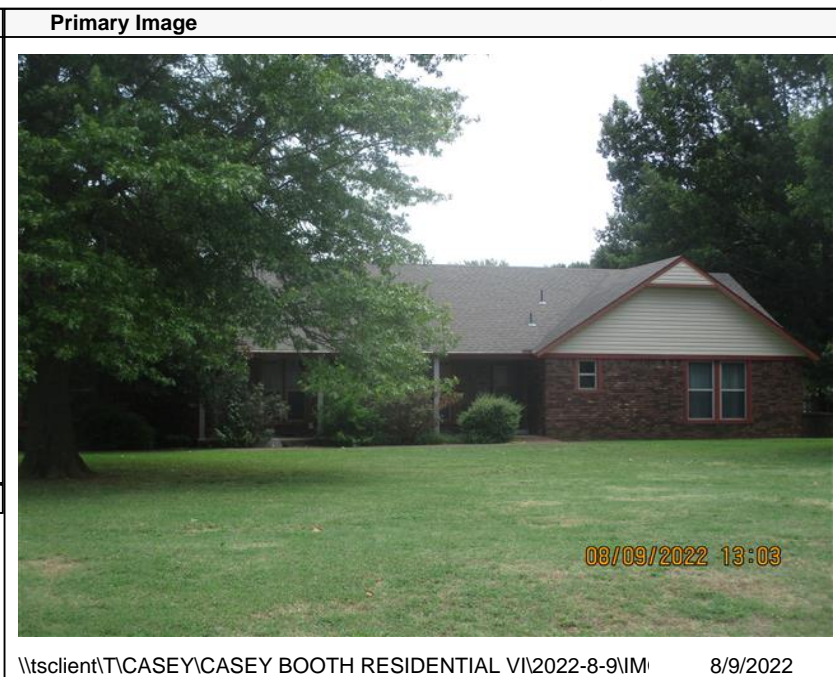
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1355		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,463.00 x 2.50 = 123,810		
Factor Value			
Adjustments	1.0000		
Lot Value	123,810		



\\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, Masonry
Base/Total Area	1,802 / 1,802
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,802
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	284,197 157.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	350,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	172,345
Lot Value	123,810
Indicated Value	296,155 164.35 Per SqFt
Agland Value	
Site Improvements	61,299
Total Value	357,454 198.37 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.86	Total Misc Impr	+ 35,455
Roofing Adj	+ 4.80	Garage Cost	+ 20,944
Subfloor Adj	+ -2.31	Total RCN	= 297,146
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 124,801
Plumbing Adj	+ 8.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,345
Adj Base Cost	= 133.60	Lot Value	+ 123,810
Total Area	x 1,802	Indicated Value	= 296,155
Adjusted Cost	= 240,747	Value Per SqFt	164.35

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	53110	31x6		186	26.35		4,901
EPSW	ENCLOSED PORCH - SOLID WALL	53111	368		368	67.77		24,939



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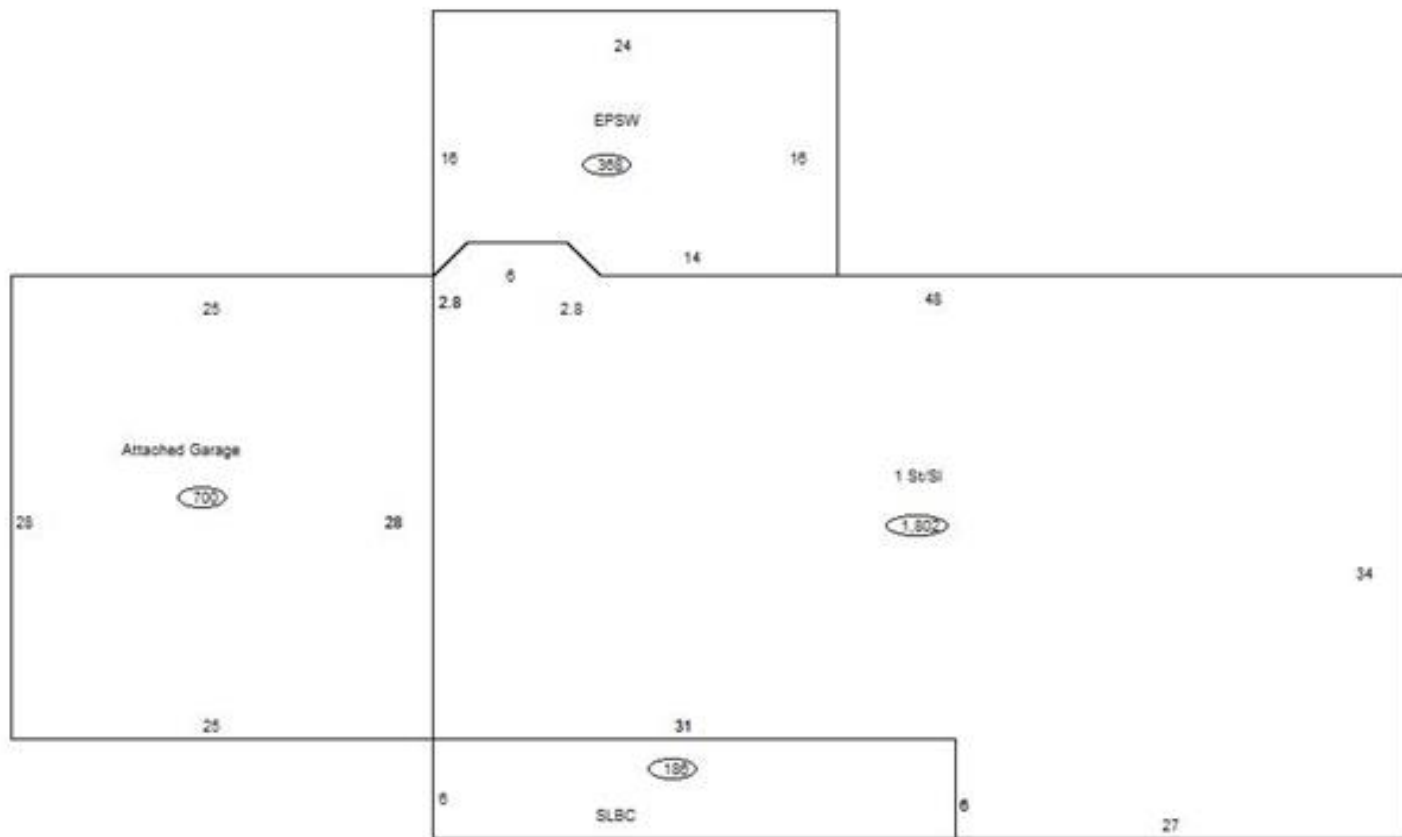
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,802	1.000	1,802
2	G	1		10	Attached Garage	700	1.000	700
3	M	PRCH		10	SLBC	186	1.000	186
4	M	EPSW		10	EPSW	368	1.000	368
Total Building Area						1,802		1,802



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	70x30x0			2,100
	Qual	Cond	Year	2019	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (29.19 x 2,100)	61,299		61,299	61,299