



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:32
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Assessment Data					Primary Image																																																																																																																				
Account 660021915 Parcel ID 000000-00-0-00210-003-0012 Cadastral ID 26-21-14-03360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 129054 LOSEE, IAN D & LINDA A TRUSTEES 16909 E 82ND ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 16909 E 82ND ST N Subdivision COUNTRY BRIER II Lot/Block 0012 / 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: 36.27450888 -95.78310233					Building Permits																																																																																																																				
LOT 12 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9964	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,403.00 x 2.70 = 117,188	
Factor Value		
Adjustments	1.0000	
Lot Value	117,188	

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	2,019 / 2,019
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,019
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	234,659	116.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	326,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.26	Total Misc Impr	+	24,295			
Roofing Adj	+ 4.69	Garage Cost	+	16,627			
Subfloor Adj	+ -2.19	Total RCN	=	303,574			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	121,430			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	182,144			
Adj Base Cost	= 130.09	Lot Value	+	117,188			
Total Area	x 2,019	Indicated Value	=	299,332			
Adjusted Cost	= 262,652	Value Per SqFt		148.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,144		
Lot Value	117,188		
Indicated Value	299,332	148.26	Per SqFt
Agland Value			
Site Improvements	9,216		
Total Value	308,548	152.82	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
EPSW	ENCLOSED PORCH - SOLID WALL	53134		266	266	68.61		18,250
PRCH	SLAB PORCH - COVERED	53135		4x4	16	26.88		430



Rogers

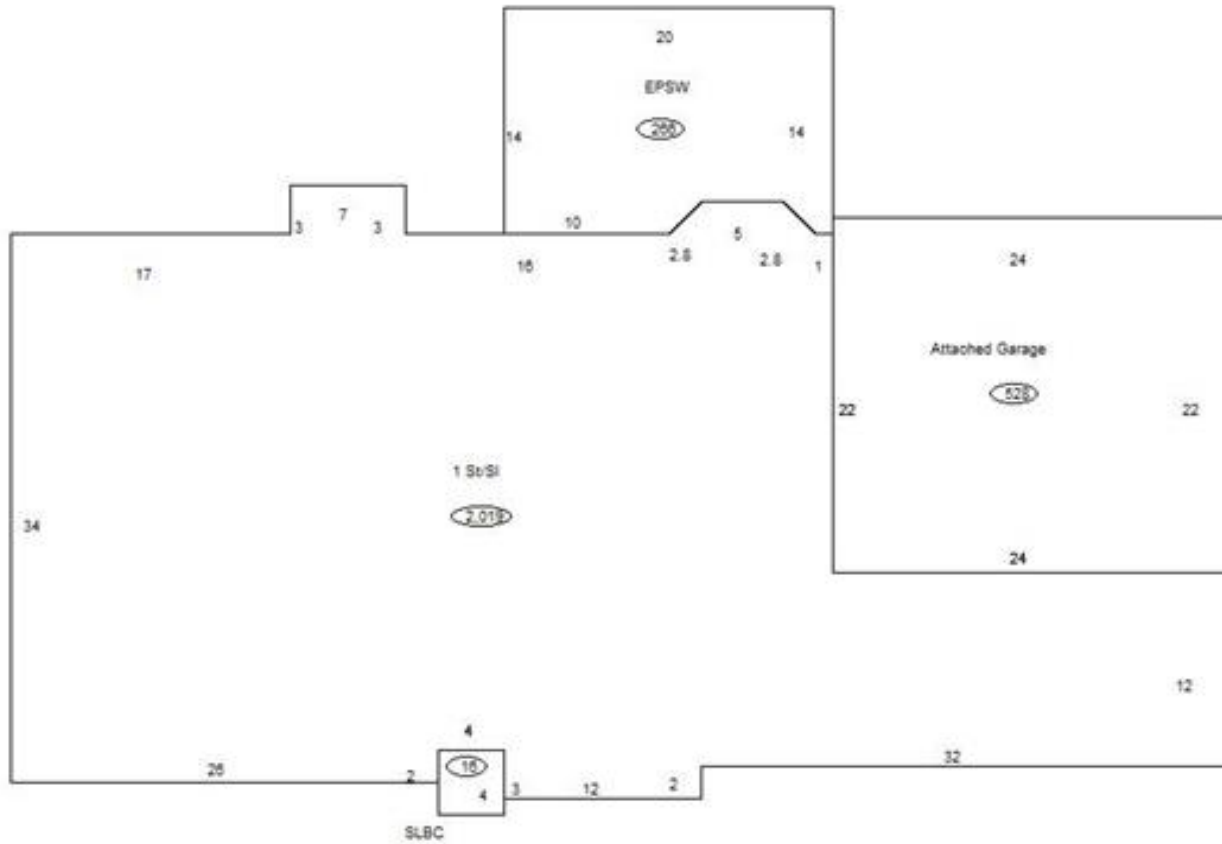
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Sketch Image

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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	2,019	1.000	2,019
2	G	1		10	Attached Garage	528	1.000	528
3	M	EPSW		10	EPSW	266	1.000	266
4	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						2,019		2,019



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520	11,520	2,304	9,216
	STF	STG FAIR	8x16x0			128
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 128)		599	599	599	