



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	660021920								
Parcel ID	000000-00-0-00210-003-0017								
Cadastral ID	26-21-14-03410								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	269902								
PRICKETT, LEW A									
8303 N 169TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08303 N 169TH E AVE								
Subdivision	COUNTRY BRIER II								
Lot/Block	0017 / 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: 36.27485477 -95.78490163									
Building Permits									
LOT 17 BLOCK 3 COUNTRY BRIER 2									
Number	Description	Opened	Closed	Amount					
R2016 09 9	R17-NEW 30X30 900 SQ FT POLE BAR	09/2016	11/2016	11,500					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					1146/427	BAKER, GERHART G	12/04/1998	138,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	1999	Land Value	120,090	63,098	11%	6,941	Assessed	26,431	2,589.18
Year Frozen	2026	Improvements	227,391	177,186		19,490	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	347,481	240,284		26,431	Total Taxable	25,431	2,491.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021920	PRICKETT, LEW A	3	332,210	1000	24,662	2,416.00		
2024	2024-660021920	PRICKETT, LEW A & KAREN	3	350,116	1000	23,914	2,297.00		
2023	2023-660021920	PRICKETT, LEW A & KAREN	3	219,896	1000	23,189	2,173.00		
2022	2022-660021920	PRICKETT, LEW A & KAREN	3	219,889	1000	23,188	2,272.00		
2021	2021-660021920	PRICKETT, LEW A & KAREN	3	228,932	1000	24,183	2,339.00		
2020	2020-660021920	PRICKETT, LEW A & KAREN	3	227,734	1000	23,674	2,287.00		
2019	2019-660021920	PRICKETT, LEW A & KAREN	3	217,778	1000	22,956	2,219.00		
2018	2018-660021920	PRICKETT, LEW A & KAREN	3	226,457	1000	22,724	2,115.00		
2017	2017-660021920	PRICKETT, LEW A & KAREN	3	209,389	1000	22,033	2,072.00		
2016	2016-660021920	PRICKETT, LEW A & KAREN	3	191,258	1000	20,037	1,886.00		
2015	2015-660021920	PRICKETT, LEW A & KAREN	3	185,674	1000	19,424	1,842.00		
2014	2014-660021920	PRICKETT, LEW A & KAREN	3	194,410	1000	19,912	1,906.00		
2013	2013-660021920	PRICKETT, LEW A & KAREN	3	184,574	1000	19,303	1,808.00		



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0542	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	45,920.00 x 2.62 = 120,090	
Factor Value		
Adjustments	1.0000	
Lot Value	120,090	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,592 / 2,296
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,592
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	315,172	137.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	366,980 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.03	Total Misc Impr	+ 17,446				
Roofing Adj	+ 3.90	Garage Cost	+ 25,260				
Subfloor Adj	+ -2.49	Total RCN	= 335,790				
Heat/Cool Adj	+ 14.47	Depreciation (41%)	- 137,674				
Plumbing Adj	+ 9.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 198,116				
Adj Base Cost	= 127.65	Lot Value	+ 120,090				
Total Area	x 2,296	Indicated Value	= 318,206				
Adjusted Cost	= 293,084	Value Per SqFt	138.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,116		
Lot Value	120,090		
Indicated Value	318,206	138.59	Per SqFt
Agland Value			
Site Improvements	29,275		
Total Value	347,481	151.34	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	53154	24x4		96	29.22		2,805
PRCH	SLAB PORCH - COVERED	53155	24x12		288	28.51		8,211



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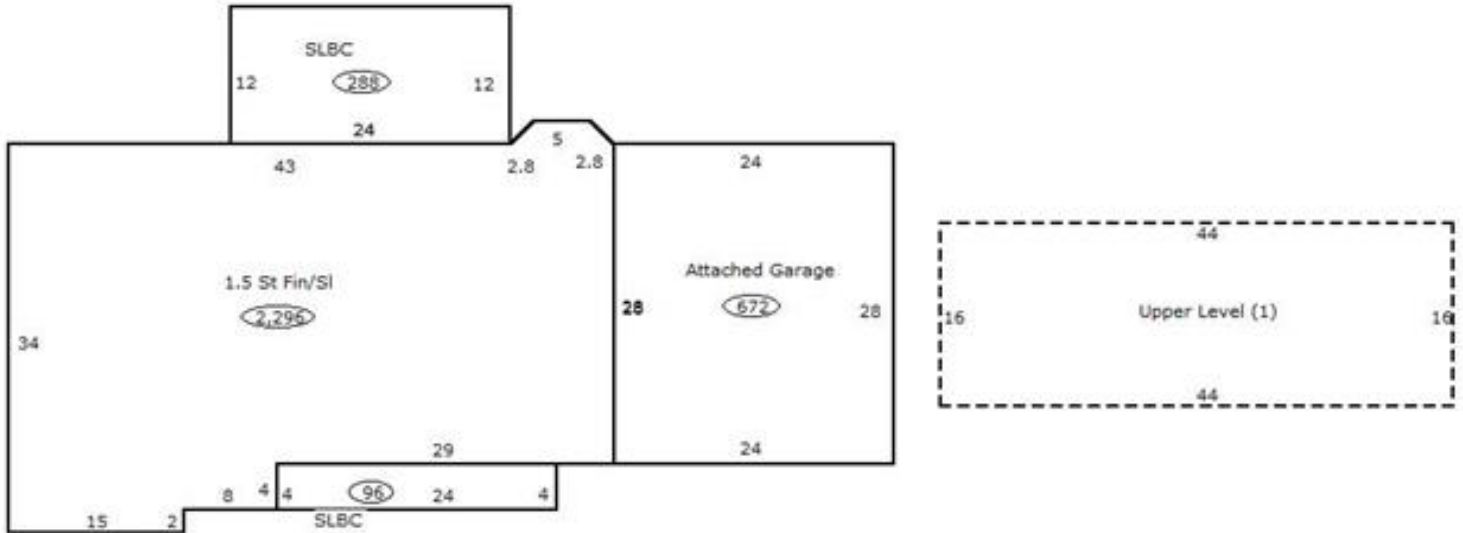
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,592	1.442	2,296
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	288	1.000	288
5	U	^UL		13	Upper Level (1)	704	1.000	704
Total Building Area						1,592		2,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 900)	30,816		30,816	1,541	29,275
	STF	STG FAIR	8x8x0			64
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 64)	300		300	300	