



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 660021939 Parcel ID 000000-00-0-00210-004-0016 Cadastral ID 26-21-14-03600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 276684 EARP, DARRELL WALLACE REVOCABLE LIVING TRUST 16705 E 80TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16705 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0016 / 0004 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: 36.27275385 -95.78928453 LOT 16 BLOCK 4 COUNTRY BRIER 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.3108 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 57,098.00 x 2.31 = 131,827 Factor Value Adjustments 1.0000 Lot Value 131,827		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	2,392 / 3,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,392
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	682 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	455,850	146.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	473,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.99	Total Misc Impr	+ 38,780				
Roofing Adj	+ 4.00	Garage Cost	+ 25,582				
Subfloor Adj	+ -2.61	Total RCN	= 427,097				
Heat/Cool Adj	+ 14.47	Depreciation (41%)	- 175,110				
Plumbing Adj	+ 5.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 251,987				
Adj Base Cost	= 116.56	Lot Value	+ 131,827				
Total Area	x 3,112	Indicated Value	= 383,814				
Adjusted Cost	= 362,735	Value Per SqFt	123.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,987		
Lot Value	131,827		
Indicated Value	383,814	123.33	Per SqFt
Agland Value			
Site Improvements	98,978		
Total Value	482,792	155.14	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	53247		218	218	28.74	6,265
EPSW	ENCLOSED PORCH - SOLID WALL	53248	22x12		264	75.17	19,845
PATO	SLAB PORCH - OPEN	122388		644	644	9.69	6,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	60x50x0			3,000	
	Qual	2	Cond 3	Year	2010	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (24.44 x 3,000)	73,320		73,320	3,666	69,654
	UTIL	SHOP BUILDING	30x35x0			1,050	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (31.03 x 1,050)	32,582		32,582	3,258	29,324
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000	
	CPDT	CARPORT - DETACHED	18x20x0			360	
	Qual	2	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (10.84 x 360)	3,902		3,902	3,902	