



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:54
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Assessment Data					Primary Image																																																																																																																				
Account 660021941 Parcel ID 000000-00-0-00210-004-0018 Cadastral ID 26-21-14-03620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 326302 CARMEAN, TODD ROLAND TRUSTEE 16706 E 80TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16706 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0018 / 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: 36.27161163 -95.78930247																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3448	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	58,579.00 x 2.28 = 133,382	
Factor Value		
Adjustments	0.7828	
Lot Value	104,411	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,779
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1983 / 19



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	237,526	133.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,784		
Lot Value	104,411		
Indicated Value	307,195	172.68	Per SqFt
Agland Value			
Site Improvements	43,267		
Total Value	350,462	197.00	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.16	Total Misc Impr	+	13,464			
Roofing Adj	+ 4.37	Garage Cost	+	16,270			
Subfloor Adj	+ -1.15	Total RCN	=	266,821			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	64,037			
Plumbing Adj	+ 15.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	202,784			
Adj Base Cost	= 133.27	Lot Value	+	104,411			
Total Area	x 1,779	Indicated Value	=	307,195			
Adjusted Cost	= 237,087	Value Per SqFt		172.68			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	53257	25x6		150	23.76		3,564
PRCH	SLAB PORCH - COVERED	53258	17x12		204	23.55		4,804



Rogers

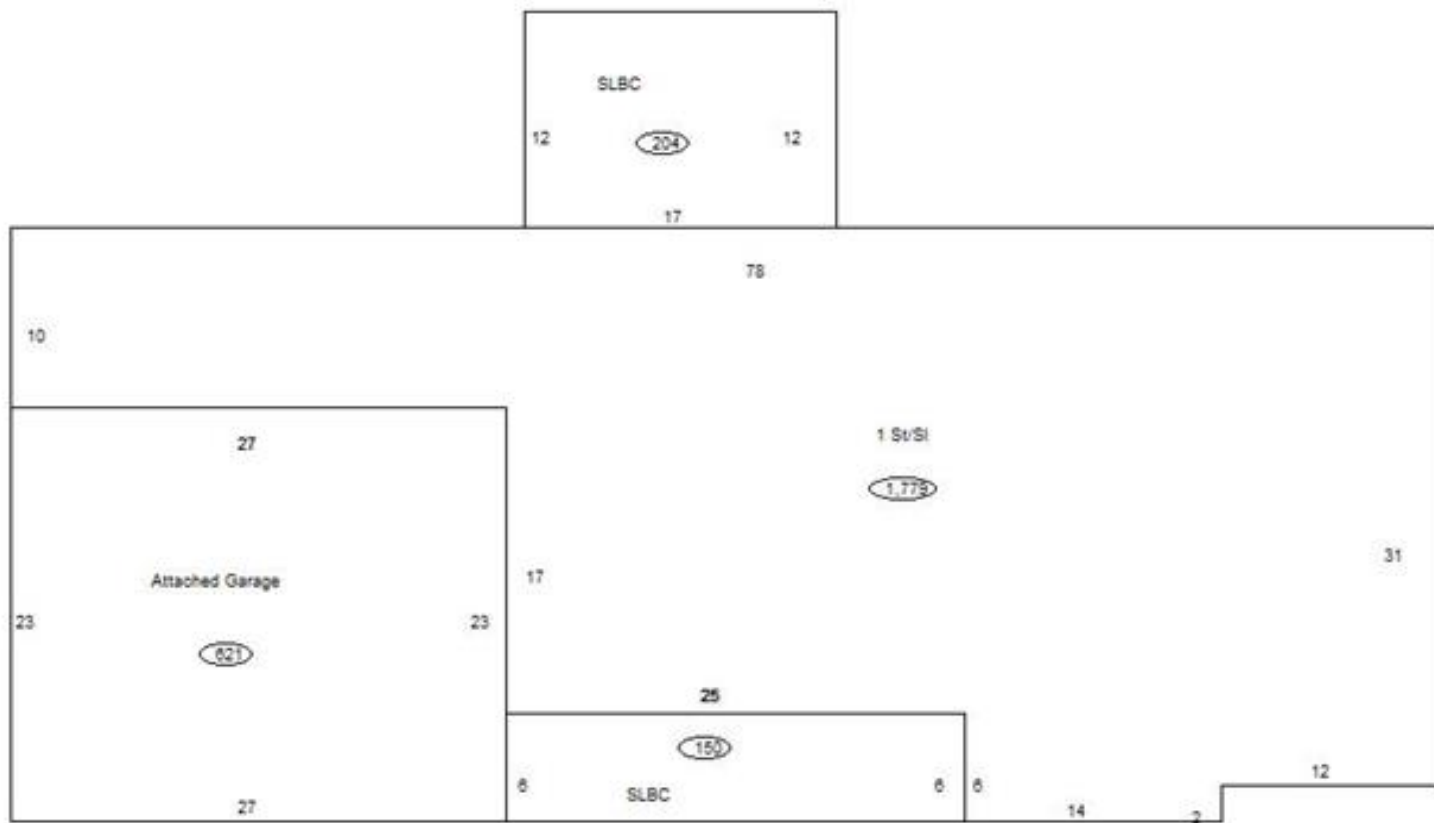
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Sketch Image

660021941



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,779	1.000	1,779
2	G	1		10	Attached Garage	621	1.000	621
3	M	PRCH		10	SLBC	150	1.000	150
4	M	PRCH		10	SLBC	204	1.000	204
Total Building Area						1,779		1,779



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x50x0			2,500
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary Base Cost (25.57 x 2,500)		63,925	Modifier Total	RCN 63,925	Depr (60% Phys/ % Func) 38,355
	UTIL	SHOP BUILDING	15x15x0			225
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary Base Cost (29.97 x 225)		6,743	Modifier Total	RCN 6,743	Depr (60% Phys/ % Func) 4,046
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1)		30,000	Modifier Total	RCN 30,000	Depr (50% Phys/ % Func) 15,000