



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:56
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Assessment Data					Primary Image																																																																																																																				
Account 660021942 Parcel ID 000000-00-0-00210-004-0019 Cadastral ID 26-21-14-03630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347412 WATALIF LLC 16262 E 81ST CT N OWASSO OK 74055-0000 Parcel Location Situs 16710 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0019 / 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: 36.27167385 -95.78863048																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0831	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,179.00 x 2.57 = 121,412	
Factor Value		
Adjustments	1.0658	
Lot Value	129,396	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	2,268 / 2,268
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,268
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

Cost Approach		Manual : 01/2025	
Base Cost	112.65	Total Misc Impr	+ 8,888
Roofing Adj	+ 5.23	Garage Cost	+ 22,556
Subfloor Adj	+ -3.40	Total RCN	= 341,661
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 136,664
Plumbing Adj	+ 7.83	Lump Sums	+ 9,470
Basement Adj	+ 0.00	RCNLD	= 214,467
Adj Base Cost	= 136.78	Lot Value	+ 129,396
Total Area	x 2,268	Indicated Value	= 343,863
Adjusted Cost	= 310,217	Value Per SqFt	151.62



\\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	297,121	131.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	421,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,467		
Lot Value	129,396		
Indicated Value	343,863	151.62	Per SqFt
Agland Value			
Site Improvements	20,160		
Total Value	364,023	160.50	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	53261	14x6		84	29.26		2,458
WODC	WOOD DECK - COVERED	53262	20x12		240	39.46		9,470



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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	2,268	1.000	2,268
2	G	1		10	Attached Garage	588	1.000	588
3	M	PRCH		10	SLBC	84	1.000	84
4	M	WODC		10	WODC	240	1.000	240
Total Building Area						2,268		2,268



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	40x45x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,800)	28,800	28,800	8,640	20,160