



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:57
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Assessment Data					Primary Image				
Account	660021943								
Parcel ID	000000-00-0-00210-004-0020								
Cadastral ID	26-21-14-03640								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	330792								
BAALMAN, ROGER H & NANCY A									
16716 E 80TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	16716 E 80TH ST N								
Subdivision	COUNTRY BRIER II								
Lot/Block	0020 / 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 Lat/Long: 36.27169889 -95.78817040									
Building Permits									
LOT 20 BLOCK 4 COUNTRY BRIER 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	COLTHARP FAMILY TRUST	05/14/2020	234,000	YES
					/	COLTHARP, SHERROD LYNN	10/16/2018	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	120,750	86,471	11%	9,512	Assessed	31,948	3,129.63
Year Frozen	0	Improvements	209,090	203,960		22,436	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	329,840	290,431		31,948	Total Taxable	31,948	3,130.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021943	BAALMAN, ROGER H &			3	314,998	0	30,426	2,981.00
2024	2024-660021943	BAALMAN, ROGER H &			3	349,187	0	28,977	2,784.00
2023	2023-660021943	BAALMAN, ROGER H &			3	250,886	0	27,597	2,586.00
2022	2022-660021943	BAALMAN, ROGER H &			3	251,810	0	27,212	2,666.00
2021	2021-660021943	BAALMAN, ROGER H &			3	235,601	0	25,916	2,507.00
2020	2020-660021943	BAALMAN, ROGER H &			3	222,488	1000	22,291	2,153.00
2019	2019-660021943	COLTHARP FAMILY TRUST			3	215,191	1000	21,613	2,089.00
2018	2018-660021943	COLTHARP, SHERROD LYNN			3	220,952	1000	20,953	1,950.00
2017	2017-660021943	COLTHARP, SHERROD LYNN			3	204,443	1000	20,314	1,911.00
2016	2016-660021943	COLTHARP, SHERROD LYNN			3	199,839	1000	19,693	1,854.00
2015	2015-660021943	COLTHARP, SHERROD LYNN			3	194,189	1000	19,090	1,810.00
2014	2014-660021943	COLTHARP, SHERROD LYNN			3	196,490	1000	18,506	1,771.00
2013	2013-660021943	COLTHARP, SHERROD LYNN			3	186,965	1000	17,937	1,680.00




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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0686 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,549.00 x 2.59 = 120,750 Factor Value Adjustments 1.0000 Lot Value 120,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,889 / 1,889
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,889
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	639 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

\\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	255,622	135.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	335,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.47	Total Misc Impr	+ 12,357				
Roofing Adj	+ 4.76	Garage Cost	+ 19,362				
Subfloor Adj	+ -2.25	Total RCN	= 298,767				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 119,507				
Plumbing Adj	+ 11.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 179,260				
Adj Base Cost	= 141.37	Lot Value	+ 120,750				
Total Area	x 1,889	Indicated Value	= 300,010				
Adjusted Cost	= 267,048	Value Per SqFt	158.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,260		
Lot Value	120,750		
Indicated Value	300,010	158.82	Per SqFt
Agland Value			
Site Improvements	29,830		
Total Value	329,840	174.61	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
PRCH	SLAB PORCH - COVERED	53265	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	53266	18x12		216	26.25		5,670



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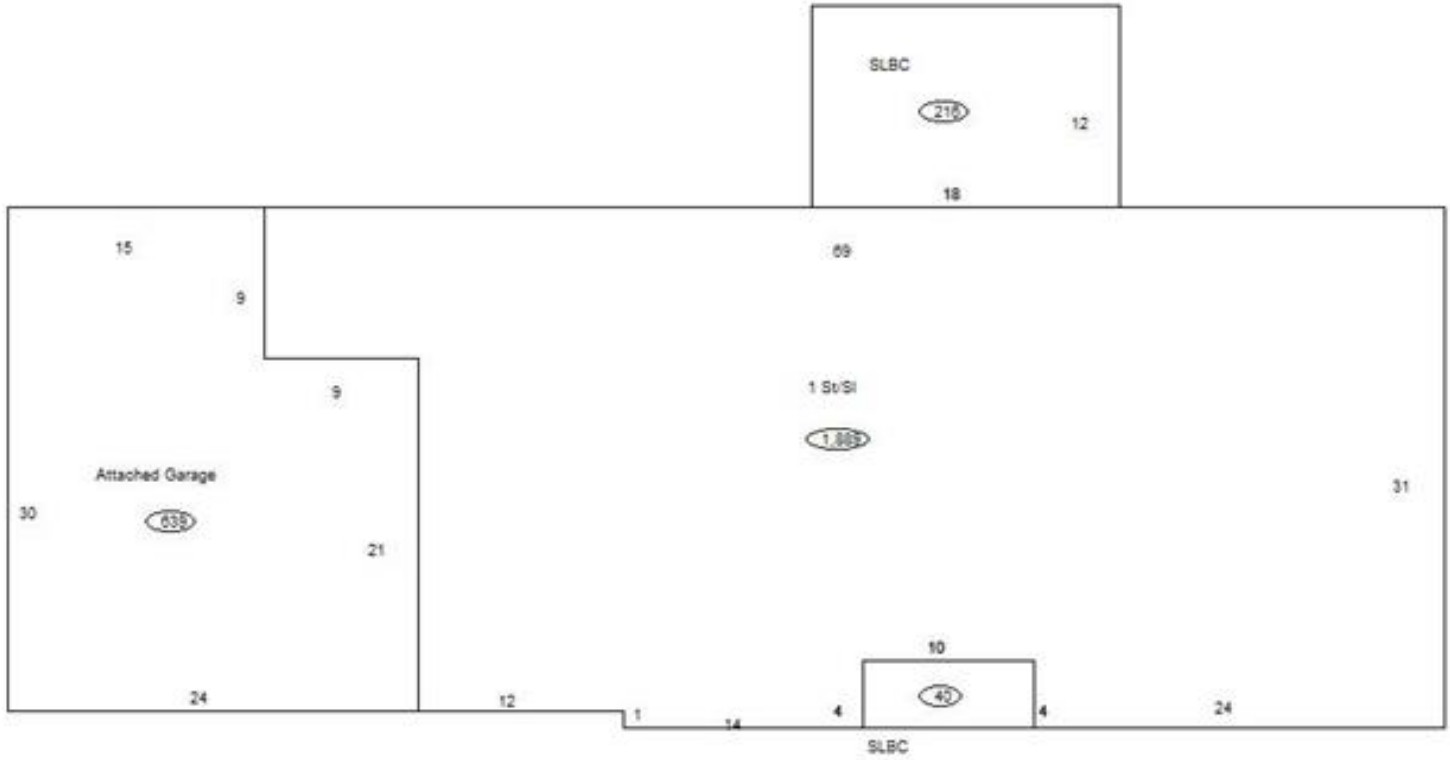
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,889	1.000	1,889
2	G	1		10	Attached Garage	639	1.000	639
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PRCH		10	SLBC	216	1.000	216
Total Building Area						1,889		1,889



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x45x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (27.62 x 1,800)	49,716	49,716	19,886	29,830