



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660021949 <b>Parcel ID</b> 000000-00-0-00210-005-0002 <b>Cadastral ID</b> 26-21-14-03700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 308595 WATSON, BRIAN E & AIMEE  7937 N 168TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07937 N 168TH E AVE <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0002 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.27203274 -95.78503968										<b>Building Permits</b>																																												
<b>Legal Description</b> LOT 2 BLOCK 5 COUNTRY BRIER 2					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	2286/313 861/779	CUENCA, DONALD & ROBBINS, WESLEY V	11/16/2012 08/29/1991	190,000 119,000	YES Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>119,287</td> <td>63,802</td> <td>11%</td> <td>7,018</td> <td>Assessed</td> <td>29,877 2,926.75</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>238,381</td> <td>207,816</td> <td></td> <td>22,859</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>357,668</td> <td>271,618</td> <td></td> <td>29,877</td> <td>Total Taxable</td> <td>28,877 2,829.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2013	Land Value	119,287	63,802	11%	7,018	Assessed	29,877 2,926.75	Year Frozen	0	Improvements	238,381	207,816		22,859	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	357,668	271,618		29,877	Total Taxable	28,877 2,829.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021949	WATSON, BRIAN E & AIMEE	3	341,433	1000	28,008	2,744.00																																															
2024	2024-660021949	WATSON, BRIAN E & AIMEE	3	375,511	1000	27,162	2,609.00																																															
2023	2023-660021949	WATSON, BRIAN E & AIMEE	3	249,076	1000	26,343	2,469.00																																															
2022	2022-660021949	WATSON, BRIAN E & AIMEE	3	247,925	1000	25,546	2,503.00																																															
2021	2021-660021949	WATSON, BRIAN E & AIMEE	3	234,302	1000	24,773	2,397.00																																															
2020	2020-660021949	WATSON, BRIAN E & AIMEE	3	231,259	1000	24,358	2,353.00																																															
2019	2019-660021949	WATSON, BRIAN E & AIMEE	3	223,811	1000	23,619	2,283.00																																															
2018	2018-660021949	WATSON, BRIAN E & AIMEE	3	231,837	1000	23,385	2,177.00																																															
2017	2017-660021949	WATSON, BRIAN E & AIMEE	3	215,227	1000	22,675	2,133.00																																															
2016	2016-660021949	WATSON, BRIAN E & AIMEE	3	210,498	1000	22,155	2,086.00																																															
2015	2015-660021949	WATSON, BRIAN E & AIMEE	3	205,291	1000	21,582	2,047.00																																															
2014	2014-660021949	WATSON, BRIAN E & AIMEE	3	207,048	1000	21,338	2,042.00																																															
2013	2013-660021949	WATSON, BRIAN E & AIMEE	3	197,163	0	21,688	2,032.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0366	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,155.00 x 2.64 = 119,287	
Factor Value		
Adjustments	1.0000	
Lot Value	119,287	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

Cost Approach		Manual : 01/2025	
Base Cost	103.99	Total Misc Impr	+ 15,106
Roofing Adj	+ 4.69	Garage Cost	+ 17,686
Subfloor Adj	+ -2.19	Total RCN	= 288,481
Heat/Cool Adj	+ 12.64	Depreciation ( 35%)	- 100,968
Plumbing Adj	+ 7.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,513
Adj Base Cost	= 126.83	Lot Value	+ 119,287
Total Area	x 2,016	Indicated Value	= 306,800
Adjusted Cost	= 255,689	Value Per SqFt	152.18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,135	141.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	350,540		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,513		
Lot Value	119,287		
Indicated Value	306,800	152.18	Per SqFt
Agland Value			
Site Improvements	50,868		
Total Value	357,668	177.41	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	53288		190	190	26.33		5,003
PRCH	SLAB PORCH - COVERED	53289	17x10		170	26.40		4,488



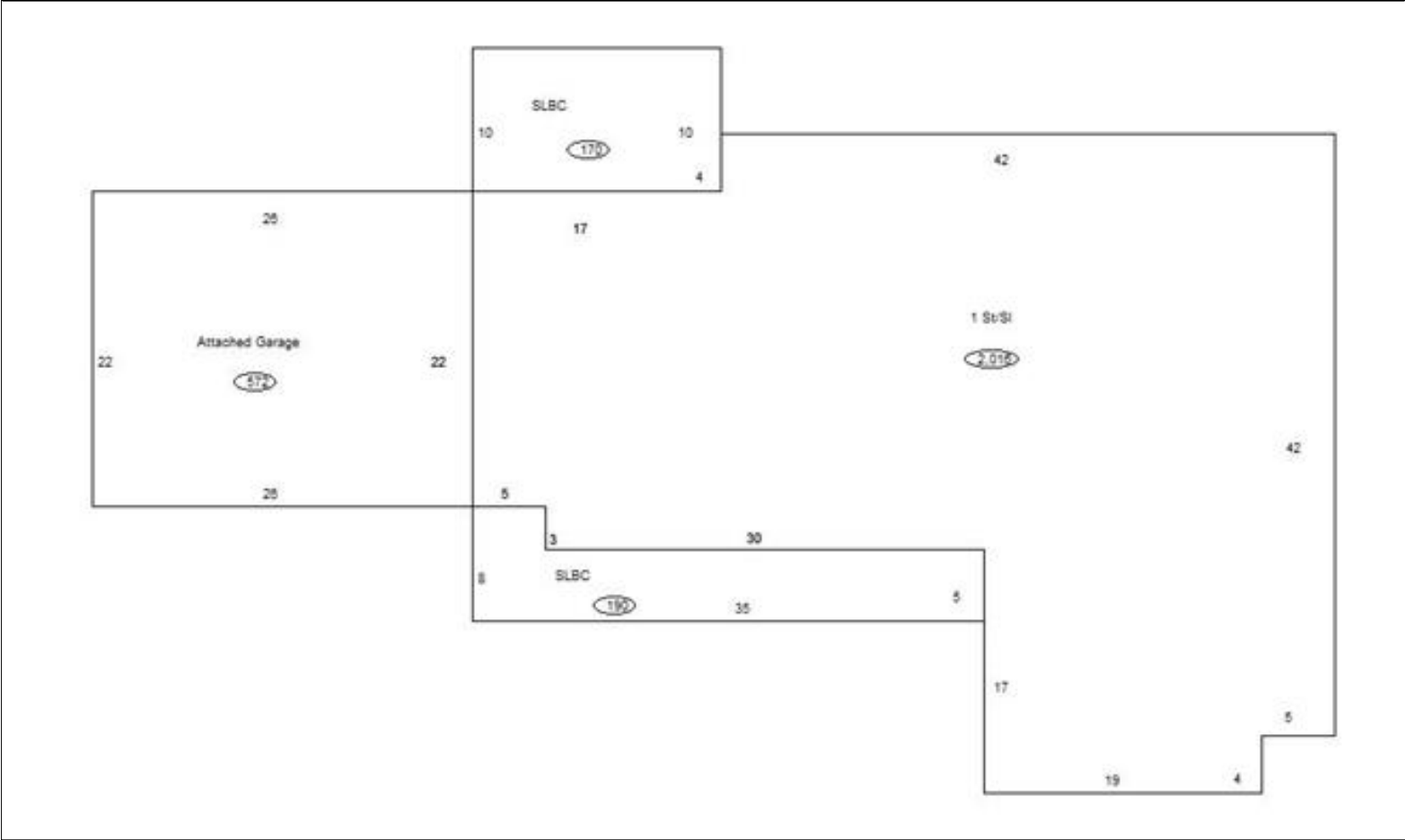
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Sketch Image

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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	2,016	1.000	2,016
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	190	1.000	190
4	M	PRCH		10	SLBC	170	1.000	170
<b>Total Building Area</b>						<b>2,016</b>		<b>2,016</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x45x0			2,700
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.12 x 2,700)	67,824	67,824	16,956	50,868