



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021953 Parcel ID 000000-00-0-00210-005-0006 Cadastral ID 26-21-14-03740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 129764 FORISTER, JOHN B & LINDA S-CO TRUSTEES 8028 N 169TH E AVE OWASSO OK 74055-5878 Parcel Location Situs 08028 N 169TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0006 / 0005 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: 36.27375710 -95.78414472																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0285		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,804.00 x 2.65 = 118,918		
Factor Value			
Adjustments	1.0000		
Lot Value	118,918		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,331 / 3,081
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,331
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	851 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	488,257	158.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	497,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.96	Total Misc Impr	+ 21,626				
Roofing Adj	+ 3.95	Garage Cost	+ 31,666				
Subfloor Adj	+ -2.57	Total RCN	= 420,147				
Heat/Cool Adj	+ 14.47	Depreciation (35%)	- 147,051				
Plumbing Adj	+ 7.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 273,096				
Adj Base Cost	= 119.07	Lot Value	+ 118,918				
Total Area	x 3,081	Indicated Value	= 392,014				
Adjusted Cost	= 366,855	Value Per SqFt	127.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,096		
Lot Value	118,918		
Indicated Value	392,014	127.24	Per SqFt
Agland Value			
Site Improvements	111,854		
Total Value	503,868	163.54	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	53307	548		548	27.73		15,196



Rogers

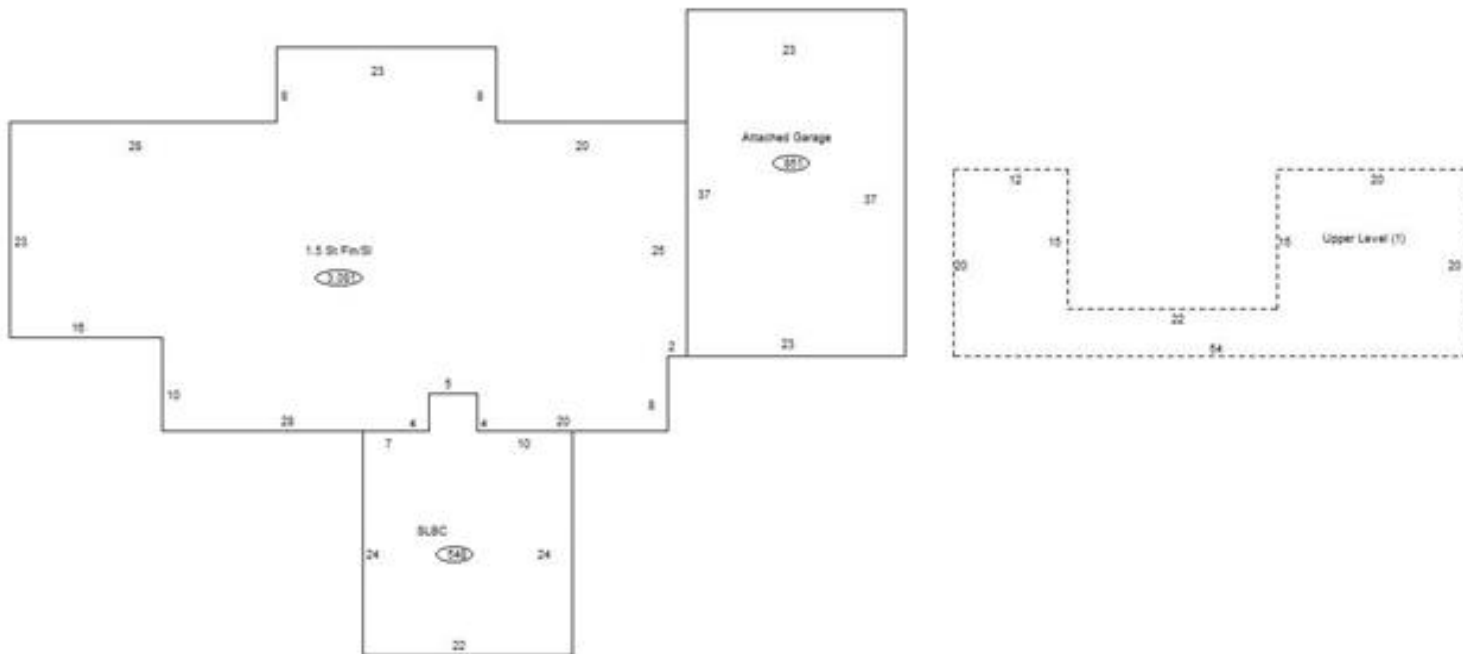
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Sketch Image

660021953



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,331	1.322	3,081
2	G	1		13	Attached Garage	851	1.000	851
3	M	PRCH		13	SLBC	548	1.000	548
4	U	^UL		13	Upper Level (1)	750	1.000	750
Total Building Area						2,331		3,081



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	80x42x0			3,360
	Qual 4	Cond 3	Year 2014	Eff Age 9		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (33.29 x 3,360)	111,854	111,854		111,854