



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:09
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Assessment Data					Primary Image																																																																																																																				
Account 660021954 Parcel ID 000000-00-0-00210-005-0007 Cadastral ID 26-21-14-03750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341037 HARTMAN, ERICA RENATE IRREVOCABLE TRUST 8020 N 169TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08020 N 169TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0007 / 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: 36.27328817 -95.78410181																																																																																																																									
Building Permits					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.016	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,256.00 x 2.67 = 118,343	
Factor Value		
Adjustments	1.0000	
Lot Value	118,343	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,630 / 2,288
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,630
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	301,570 131.81 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	378,200 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.59	Total Misc Impr	+ 30,473				
Roofing Adj	+ 3.49	Garage Cost	+ 20,220				
Subfloor Adj	+ -1.64	Total RCN	= 319,808				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 131,121				
Plumbing Adj	+ 8.54	Lump Sums	+ 6,065				
Basement Adj	+ 0.00	RCNLD	= 194,752				
Adj Base Cost	= 117.62	Lot Value	+ 118,343				
Total Area	x 2,288	Indicated Value	= 313,095				
Adjusted Cost	= 269,115	Value Per SqFt	136.84				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	194,752
Lot Value	118,343
Indicated Value	313,095 136.84 Per SqFt
Agland Value	
Site Improvements	44,432
Total Value	357,527 156.26 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	53311	23x4		92	26.64		2,451
PRCH	SLAB PORCH - COVERED	53312	24x12		288	26.03		7,497
EPSW	ENCLOSED PORCH - SOLID WALL	53313	18x12		216	69.03		14,910
BALW	BALCONY - WOOD	53314	216		216	28.08		6,065



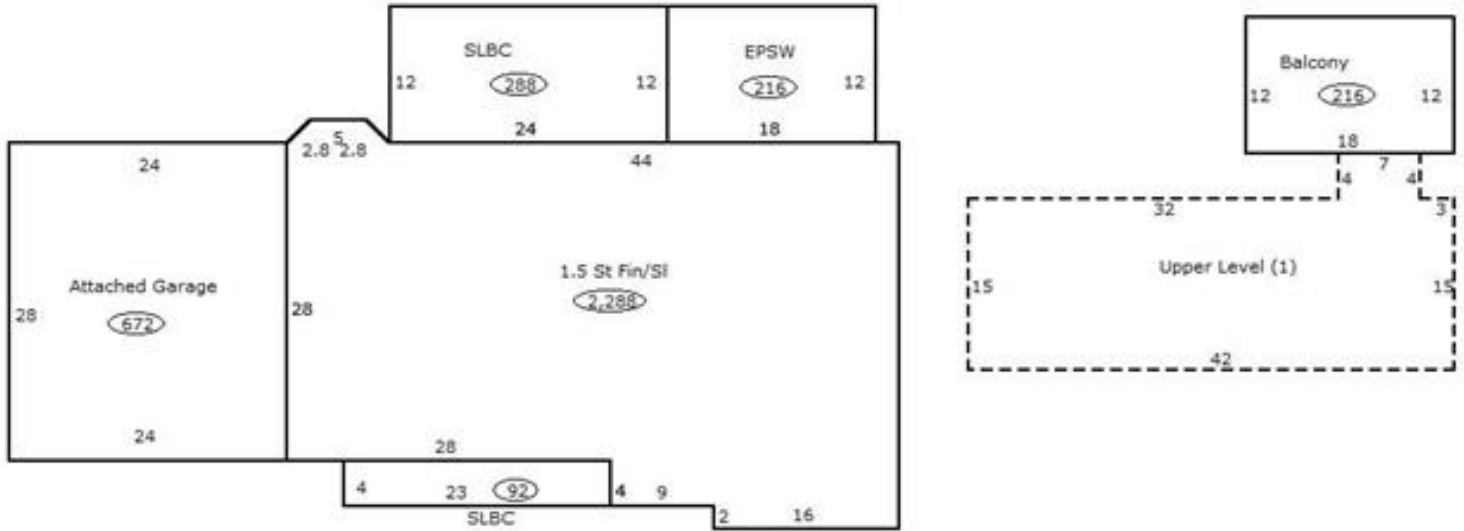
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,630	1.404	2,288
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PRCH		13	SLBC	288	1.000	288
5	M	EPSW		13	EPSW	216	1.000	216
6	M	BALW		13	Balcony	216	1.000	216
7	U	^UL		13	Upper Level (1)	658	1.000	658
Total Building Area						1,630		2,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	45x50x0			2,250
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (26.23 x 2,250) 59,018		Modifier Total	RCN 59,018	Depr (35% Phys/ % Func) 20,656	RCNLD 38,362
	CPDT	CARPORT - DETACHED	20x40x0			800
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (10.84 x 800) 8,672		Modifier Total	RCN 8,672	Depr (30% Phys/ % Func) 2,602	RCNLD 6,070