



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:42:12
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Assessment Data					Primary Image																																																																																																																				
Account 660021957 Parcel ID 000000-00-0-00210-005-0010 Cadastral ID 26-21-14-03780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 285026 BILES, JERRY W & MARGARITA S-TRUSTEES 8002 N 169 E AVE OWASSO OK 74055-0000 Parcel Location Situs 08002 N 169TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0010 / 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: 36.27184033 -95.78420866																																																																																																																									
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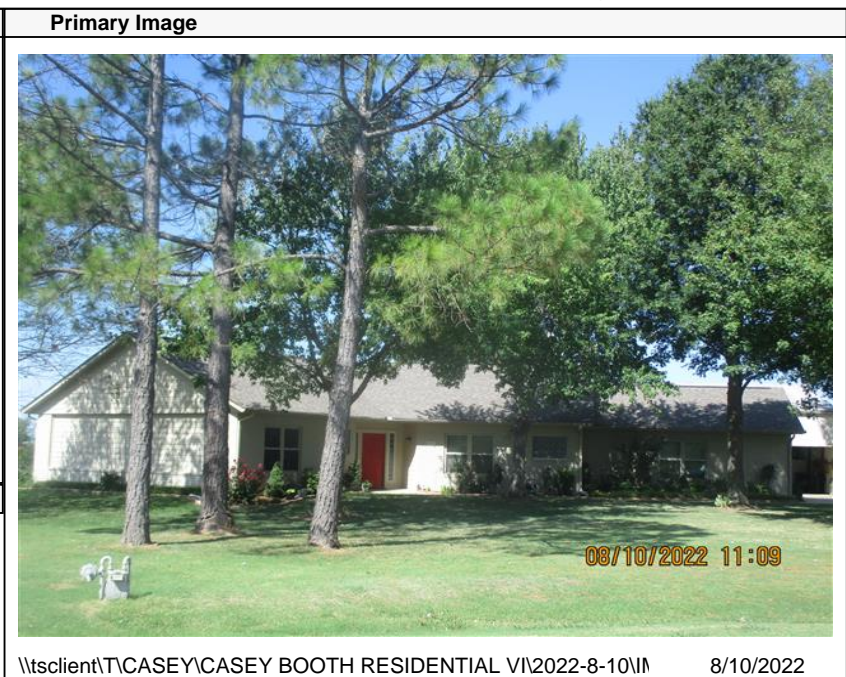
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1371		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,530.00 x 2.50 = 123,881		
Factor Value			
Adjustments	1.0000		
Lot Value	123,881		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,836 / 1,836
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,836
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	259,818 141.51 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	325,010 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	183,819
Lot Value	123,881
Indicated Value	307,700 167.59 Per SqFt
Agland Value	
Site Improvements	37,646
Total Value	345,346 188.10 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.60	Total Misc Impr	+ 6,420
Roofing Adj	+ 4.79	Garage Cost	+ 16,559
Subfloor Adj	+ -2.29	Total RCN	= 260,502
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 80,756
Plumbing Adj	+ 10.63	Lump Sums	+ 4,073
Basement Adj	+ 0.00	RCNLD	= 183,819
Adj Base Cost	= 129.37	Lot Value	+ 123,881
Total Area	x 1,836	Indicated Value	= 307,700
Adjusted Cost	= 237,523	Value Per SqFt	167.59

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	53325		30	30	26.84		805
WODO	WOOD DECK - OPEN	122391		369	369	16.98	35%	4,073



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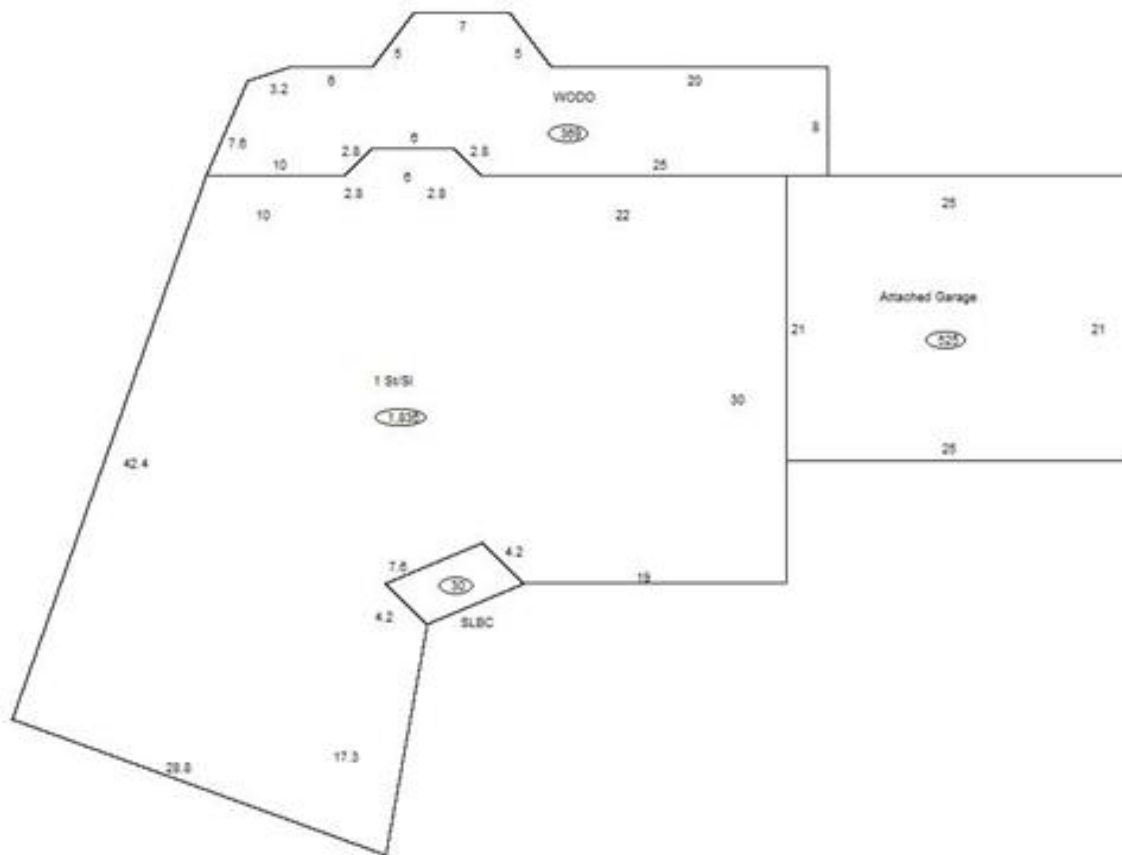
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Sketch Image

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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	1,836	1.000	1,836
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	30	1.000	30
4	M	WODO		10	WODO	369	1.000	369
Total Building Area						1,836		1,836



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x40x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (26.89 x 2,000)		53,780	53,780	16,134		37,646