



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:19:15
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Assessment Data					Primary Image																																																																																																																				
Account 660021960 Parcel ID 000000-00-0-00210-005-0013 Cadastral ID 26-21-14-03810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269399 BUCHANAN, CHARLIE DAVID & DEBORAH SUE-TRUSTEES D2B TRUST 16912 E 80TH ST OWASSO OK 74055-0000 Parcel Location Situs 16912 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0013 / 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: 36.27162185 -95.78244263																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1852 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,629.00 x 2.44 = 126,084 Factor Value Adjustments 1.0000 Lot Value 126,084		

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	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,779
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 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	248,822	139.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	319,890		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,632		
Lot Value	126,084		
Indicated Value	295,716	166.23	Per SqFt
Agland Value			
Site Improvements	43,992		
Total Value	339,708	190.95	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.78	Total Misc Impr	+ 26,826				
Roofing Adj	+ 4.82	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.31	Total RCN	= 274,779				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 109,912				
Plumbing Adj	+ 8.72	Lump Sums	+ 4,765				
Basement Adj	+ 0.00	RCNLD	= 169,632				
Adj Base Cost	= 130.65	Lot Value	+ 126,084				
Total Area	x 1,779	Indicated Value	= 295,716				
Adjusted Cost	= 232,426	Value Per SqFt	166.23				

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	53339	225		225	26.22		5,900
WODO	WOOD DECK - OPEN	53340	704		704	16.92	60%	4,765
EPSW	ENCLOSED PORCH - SOLID WALL	53341	222		222	68.97		15,311



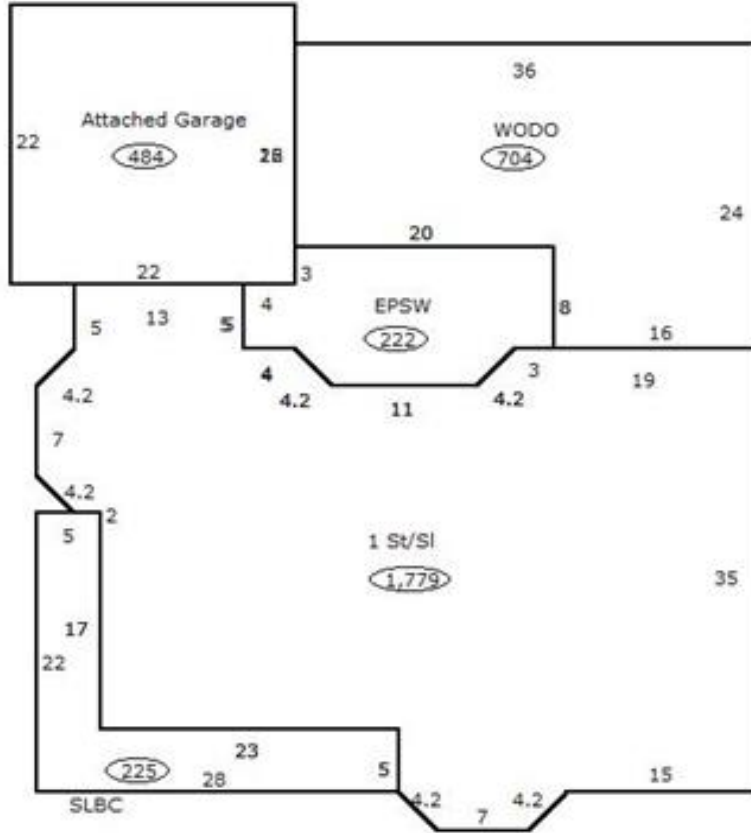
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,779	1.000	1,779
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	225	1.000	225
4	M	WODO		13	WODO	704	1.000	704
5	M	EPSW		13	EPSW	222	1.000	222
Total Building Area						1,779		1,779



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x60x0			3,000
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (24.44 x 3,000)	73,320	73,320	29,328	43,992