



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021961 Parcel ID 000000-00-0-00210-005-0014 Cadastral ID 26-21-14-03820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 129884 BECK, LONNIE D & NOVA D 16922 E 80TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16922 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0014 / 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 Lat/Long: 36.27162871 -95.78182187																																																																																																																									
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Time 21:42:18
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1849	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,613.00 x 2.44 = 126,068	
Factor Value		
Adjustments	1.0000	
Lot Value	126,068	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,641 / 2,537
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,641
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,272 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	429,015 169.10 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	463,830 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.81	Total Misc Impr	+ 17,416
Roofing Adj	+ 3.62	Garage Cost	+ 47,331
Subfloor Adj	+ -2.32	Total RCN	= 393,009
Heat/Cool Adj	+ 14.47	Depreciation (41%)	- 161,134
Plumbing Adj	+ 8.81	Lump Sums	+ 6,735
Basement Adj	+ 0.00	RCNLD	= 238,610
Adj Base Cost	= 129.39	Lot Value	+ 126,068
Total Area	x 2,537	Indicated Value	= 364,678
Adjusted Cost	= 328,262	Value Per SqFt	143.74

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	238,610
Lot Value	126,068
Indicated Value	364,678 143.74 Per SqFt
Agland Value	
Site Improvements	68,799
Total Value	433,477 170.86 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	53344	16x12		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	53345	189		189	28.84		5,451
WODO	WOOD DECK - OPEN	53347	588		588	19.09	40%	6,735



Rogers

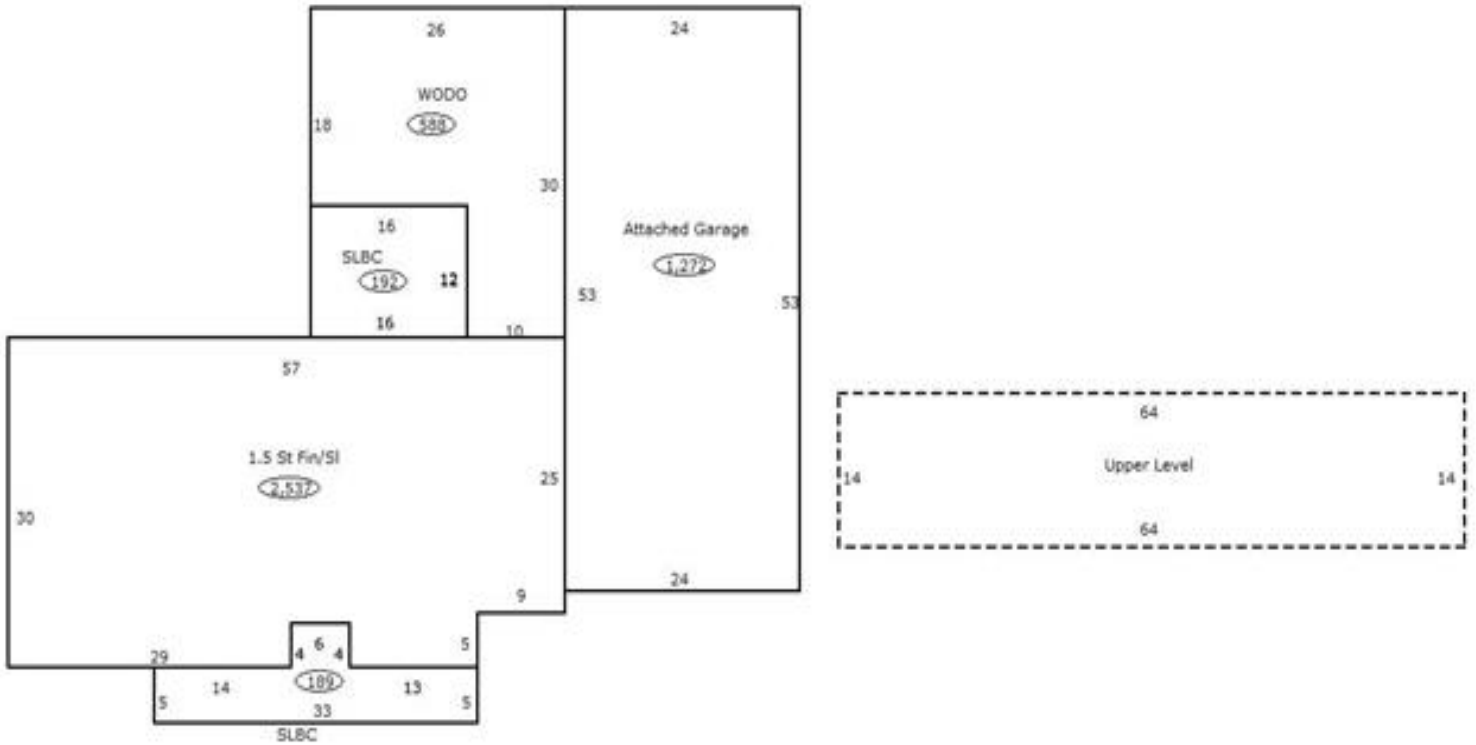
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Date 04/16/2026
 Time 21:42:18
 Page 3

Sketch Image

660021961



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	1,641	1.546	2,537
2	G	1		13	Attached Garage	1,272	1.000	1,272
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	189	1.000	189
5	U	^UL	Overhang	13	Upper Level	896	1.000	896
6	M	WODO		13	WODO	588	1.000	588
Total Building Area						1,641		2,537



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 Time 21:42:18
 Page 4

660021961

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	8x12x0			96
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 96)		280		280	280
	STA	STG AVG	12x24x0			288
	Qual	3	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 288)		2,022		2,022	2,022
	UTIL	SHOP BUILDING	50x60x0			3,000
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (24.44 x 3,000)		73,320		73,320	62,322
	GA	GAZEBO AVG	10x10x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (8,350.00 x 1)		8,350		8,350	4,175