



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021962 Parcel ID 000000-00-0-00210-005-0015 Cadastral ID 26-21-14-03830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343926 PRIMROSE PROPERTIES LLC 1535 E 37TH TULSA OK 74105-0000 Parcel Location Situs 16928 E 80TH ST N Subdivision COUNTRY BRIER II Lot/Block 0015 / 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: 36.27161768 -95.78115120																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1887		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,782.00 x 2.44 = 126,245		
Factor Value			
Adjustments	0.9148		
Lot Value	115,487		



\\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% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,366 / 2,116
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	792 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	277,100 130.95 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	373,700 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	239,306
Lot Value	115,487
Indicated Value	354,793 167.67 Per SqFt
Agland Value	
Site Improvements	21,900
Total Value	376,693 178.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.84	Total Misc Impr	+ 133,612
Roofing Adj	+ 3.22	Garage Cost	+ 23,594
Subfloor Adj	+ -1.54	Total RCN	= 405,603
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 166,297
Plumbing Adj	+ 9.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 239,306
Adj Base Cost	= 117.39	Lot Value	+ 115,487
Total Area	x 2,116	Indicated Value	= 354,793
Adjusted Cost	= 248,397	Value Per SqFt	167.67

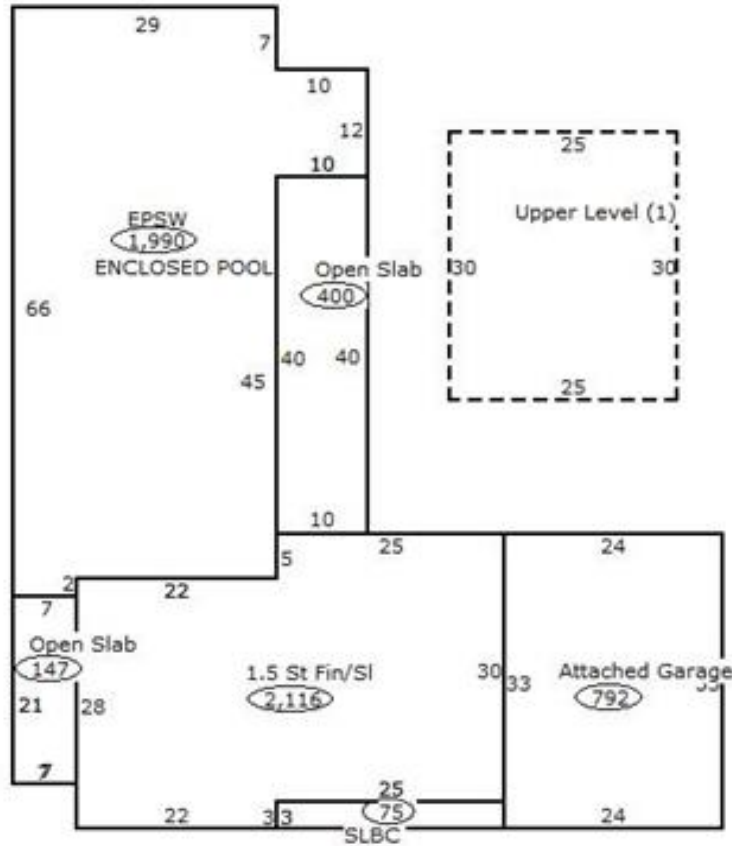
Miscellaneous Improvements

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	53350	25x3		75	26.69		2,002
PATO	SLAB PORCH - OPEN	53351	21x7		147	11.04		1,623
EPSW	ENCLOSED PORCH - SOLID WALL	53352	1990		1,990	60.77		120,932
PATO	SLAB PORCH - OPEN	53353	40x10		400	8.60		3,440



Sketch Image

660021962



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	1,366	1.549	2,116
2	G	1		20	Attached Garage	792	1.000	792
3	M	PRCH		20	SLBC	75	1.000	75
4	M	PATO		20	Open Slab	147	1.000	147
5	M	EPSW		20	EPSW	1,990	1.000	1,990
6	M	PATO		20	Open Slab	400	1.000	400
7	N	0		20	ENCLOSED POOL		0.000	
8	U	^UL		20	Upper Level (1)	750	1.000	750
Total Building Area						1,366		2,116



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year 2018	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	8,100	21,900
	STF	STG FAIR	12x20x0			240
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)		1,123	1,123	1,123	