



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660021966 Parcel ID 000000-00-0-00210-006-0004 Cadastral ID 26-21-14-03870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 256195 OWENS, DAVID L & SHERRI A TRUSTEES THE OWENS FAMILY TRUST 8105 N 170TH E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 08105 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0004 / 0006 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: 36.27319146 -95.78131477					Building Permits																																																	
LOT 4 BLOCK 6 COUNTRY BRIER 2					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	916/706 766/854	ROBINSON, RAYMOND A &	05/28/1993	104,000 85,000	Yes No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 137,964</td> <td>63,042</td> <td>11%</td> <td>6,935</td> <td>Assessed</td> <td>25,394</td> <td>2,487.60</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 198,542</td> <td>167,812</td> <td></td> <td>18,459</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 336,506</td> <td>230,854</td> <td></td> <td>25,394</td> <td>Total Taxable</td> <td>24,394</td> <td>2,390.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 137,964	63,042	11%	6,935	Assessed	25,394	2,487.60	Year Frozen	0	Improvements 198,542	167,812		18,459	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 336,506	230,854		25,394	Total Taxable	24,394	2,390.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021966	OWENS, DAVID L & SHERRI A	3	330,559	1000	23,655	2,317.00																																															
2024	2024-660021966	OWENS, DAVID L & SHERRI A	3	365,417	1000	22,937	2,204.00																																															
2023	2023-660021966	OWENS, DAVID L & SHERRI A	3	211,266	1000	22,239	2,084.00																																															
2022	2022-660021966	OWENS, DAVID L &	3	211,261	1000	22,239	2,179.00																																															
2021	2021-660021966	OWENS, DAVID L &	3	222,998	1000	23,530	2,276.00																																															
2020	2020-660021966	OWENS, DAVID L &	3	222,218	1000	23,045	2,226.00																																															
2019	2019-660021966	OWENS, DAVID L &	3	217,586	1000	22,344	2,160.00																																															
2018	2018-660021966	OWENS, DAVID L &	3	223,629	1000	21,665	2,017.00																																															
2017	2017-660021966	OWENS, DAVID L &	3	207,270	1000	21,005	1,976.00																																															
2016	2016-660021966	OWENS, DAVID L &	3	202,966	1000	20,364	1,917.00																																															
2015	2015-660021966	OWENS, DAVID L &	3	198,344	1000	19,742	1,872.00																																															
2014	2014-660021966	OWENS, DAVID L &	3	209,994	1000	19,138	1,832.00																																															
2013	2013-660021966	OWENS, DAVID L &	3	200,719	1000	18,551	1,738.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.445	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	62,943.00 x 2.19 = 137,964	
Factor Value		
Adjustments	1.0000	
Lot Value	137,964	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,480 / 2,168
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,480
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	260,086 119.97 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	352,180 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.66	Total Misc Impr	+ 14,495				
Roofing Adj	+ 3.41	Garage Cost	+ 16,658				
Subfloor Adj	+ -1.59	Total RCN	= 291,595				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 116,638				
Plumbing Adj	+ 9.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 174,957				
Adj Base Cost	= 120.13	Lot Value	+ 137,964				
Total Area	x 2,168	Indicated Value	= 312,921				
Adjusted Cost	= 260,442	Value Per SqFt	144.34				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	174,957
Lot Value	137,964
Indicated Value	312,921 144.34 Per SqFt
Agland Value	
Site Improvements	23,585
Total Value	336,506 155.21 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	53373		292	292	26.01		7,595
PRCH	SLAB PORCH - COVERED	53375		12x4	48	26.78		1,285



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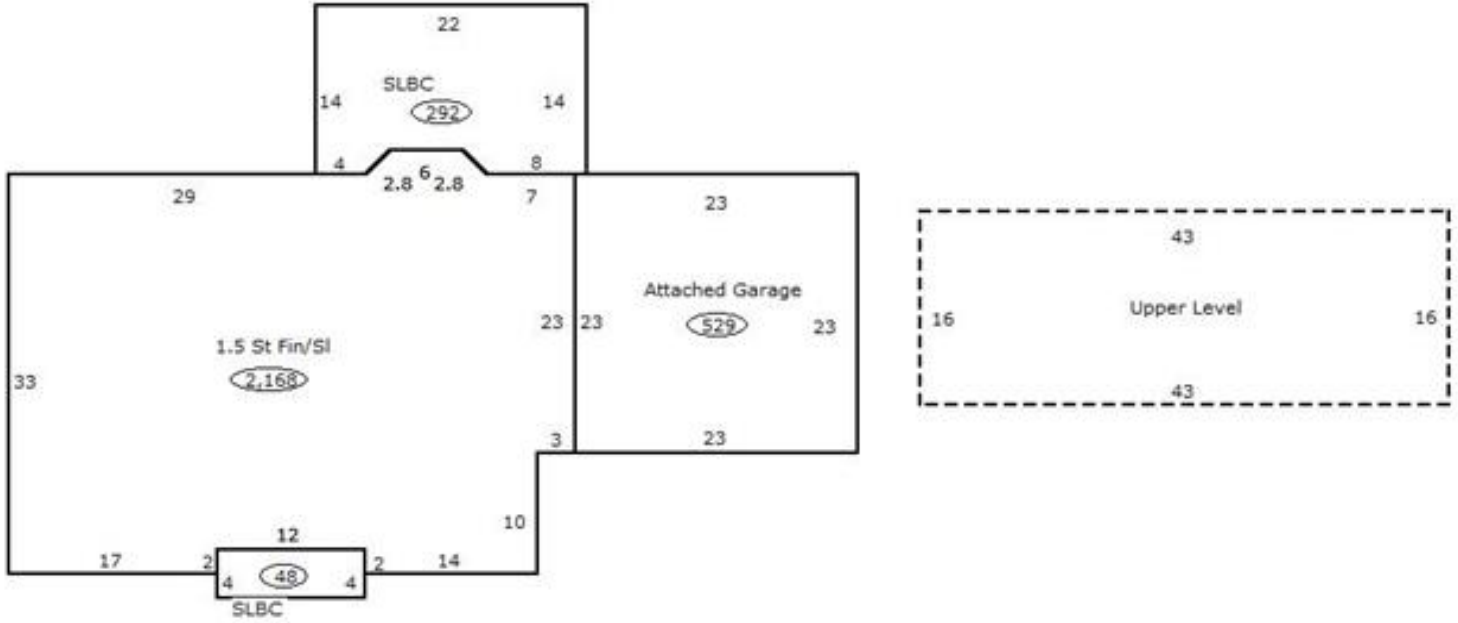
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,480	1.465	2,168
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	292	1.000	292
4	U	^UL	Overhang	13	Upper Level	688	1.000	688
5	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,480		2,168



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRC	Apartment Garages, Detached	0x0x0		Asphalt-Shingles	960
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (25.86 x 960) 24,826		Modifier Total	RCN 24,826	Depr (5% Phys/ % Func) 1,241	RCNLD 23,585
	STF	STG FAIR	16x18x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 288) 1,348		Modifier Total	RCN 1,348	Depr (100% Phys/ % Func) 1,348	RCNLD