



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 660021970 Parcel ID 000000-00-0-00210-006-0008 Cadastral ID 26-21-14-03910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 257514 WARD, CARL R & BETTY J 8021 N 169TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08021 N 169TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0008 / 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 Lot/Long: 36.27330286 -95.78302262																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0091	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,958.00 x 2.69 = 118,030	
Factor Value		
Adjustments	1.0000	
Lot Value	118,030	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,696 / 1,696
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,696
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 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	216,951	127.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	306,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.15	Total Misc Impr	+	13,950			
Roofing Adj	+ 4.86	Garage Cost	+	17,166			
Subfloor Adj	+ -2.31	Total RCN	=	265,995			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	106,398			
Plumbing Adj	+ 9.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,597			
Adj Base Cost	= 138.49	Lot Value	+	118,030			
Total Area	x 1,696	Indicated Value	=	277,627			
Adjusted Cost	= 234,879	Value Per SqFt		163.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,597		
Lot Value	118,030		
Indicated Value	277,627	163.70	Per SqFt
Agland Value			
Site Improvements	13,320		
Total Value	290,947	171.55	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	53392		54	54	26.76		1,445
PRCH	SLAB PORCH - COVERED	53393	22x12		264	26.10		6,890



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	9x30x0			270	
	Qual 2	Cond 3	Year 2014	Eff Age 9			
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 270)	4,320		4,320	216	4,104
	DTGF	DETACHED GARAGE FAIR	24x30x0			720	
	Qual 2	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 720)	11,520		11,520	2,304	9,216