



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:44:53  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660022116 <b>Parcel ID</b> 000000-00-0-00273-001-0002 <b>Cadastral ID</b> 26-21-14-05350 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 127704 BARRETT, DAVID C &  SUZANNE J 16247 E 81ST CT N OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 16247 E 81ST CT N <b>Subdivision</b> EAGLES NEST <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.27271431 -95.79226632					<b>Building Permits</b>																																																	
LOT 2 BLOCK 1 EAGLES NEST					<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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	961/192	SELLER	06/27/1994	0	No																																													
					825/588			20,000	No																																													
					860/892			20,500	No																																													
					848/382			20,000	No																																													
<b>Parcel Valuation</b>					<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 120,549</td> <td>57,403</td> <td>11%</td> <td>6,314</td> <td>Assessed</td> <td>32,190</td> <td>3,153.33</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 272,547</td> <td>235,236</td> <td> </td> <td>25,876</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 393,096</td> <td>292,639</td> <td> </td> <td>32,190</td> <td>Total Taxable</td> <td>31,190</td> <td>3,055.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 120,549	57,403	11%	6,314	Assessed	32,190	3,153.33	Year Frozen	0	Improvements 272,547	235,236		25,876	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 393,096	292,639		32,190	Total Taxable	31,190	3,055.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022116	BARRETT, DAVID C &	3	372,586	1000	30,252	2,963.00																																															
2024	2024-660022116	BARRETT, DAVID C &	3	408,441	1000	29,342	2,819.00																																															
2023	2023-660022116	BARRETT, DAVID C &	3	281,261	1000	28,459	2,667.00																																															
2022	2022-660022116	BARRETT, DAVID C &	3	271,527	1000	27,601	2,704.00																																															
2021	2021-660022116	BARRETT, DAVID C &	3	252,434	1000	26,768	2,590.00																																															
2020	2020-660022116	BARRETT, DAVID C &	3	250,926	1000	26,172	2,528.00																																															
2019	2019-660022116	BARRETT, DAVID C &	3	239,825	1000	25,381	2,454.00																																															
2018	2018-660022116	BARRETT, DAVID C &	3	246,373	1000	25,597	2,383.00																																															
2017	2017-660022116	BARRETT, DAVID C &	3	244,576	1000	24,822	2,335.00																																															
2016	2016-660022116	BARRETT, DAVID C &	3	238,775	1000	24,071	2,266.00																																															
2015	2015-660022116	BARRETT, DAVID C &	3	233,319	1000	23,341	2,213.00																																															
2014	2014-660022116	BARRETT, DAVID C &	3	238,399	1000	22,632	2,166.00																																															
2013	2013-660022116	BARRETT, DAVID C &	3	226,464	1000	21,943	2,056.00																																															



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Date 04/16/2026  
Time 21:44:54  
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0642		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,357.00 x 2.60 = 120,549		
Factor Value			
Adjustments	1.0000		
Lot Value	120,549		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-5\IM 8/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,242 / 2,242
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	748 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	313,453 139.81 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	382,830 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	232,212
Lot Value	120,549
Indicated Value	352,761 157.34 Per SqFt
Agland Value	
Site Improvements	40,335
Total Value	393,096 175.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.14	Total Misc Impr	+ 18,955
Roofing Adj	+ 4.58	Garage Cost	+ 22,283
Subfloor Adj	+ 0.00	Total RCN	= 321,645
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	- 93,277
Plumbing Adj	+ 8.71	Lump Sums	+ 3,844
Basement Adj	+ 0.00	RCNLD	= 232,212
Adj Base Cost	= 125.07	Lot Value	+ 120,549
Total Area	x 2,242	Indicated Value	= 352,761
Adjusted Cost	= 280,407	Value Per SqFt	157.34

### 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	53955	34x5		170	26.40		4,488
PRCH	SLAB PORCH - COVERED	53956	288		288	26.03		7,497
WODO	WOOD DECK - OPEN	53957	20x12		240	20.02	20%	3,844
PATO	SLAB PORCH - OPEN	53958	12x10		120	11.29		1,355



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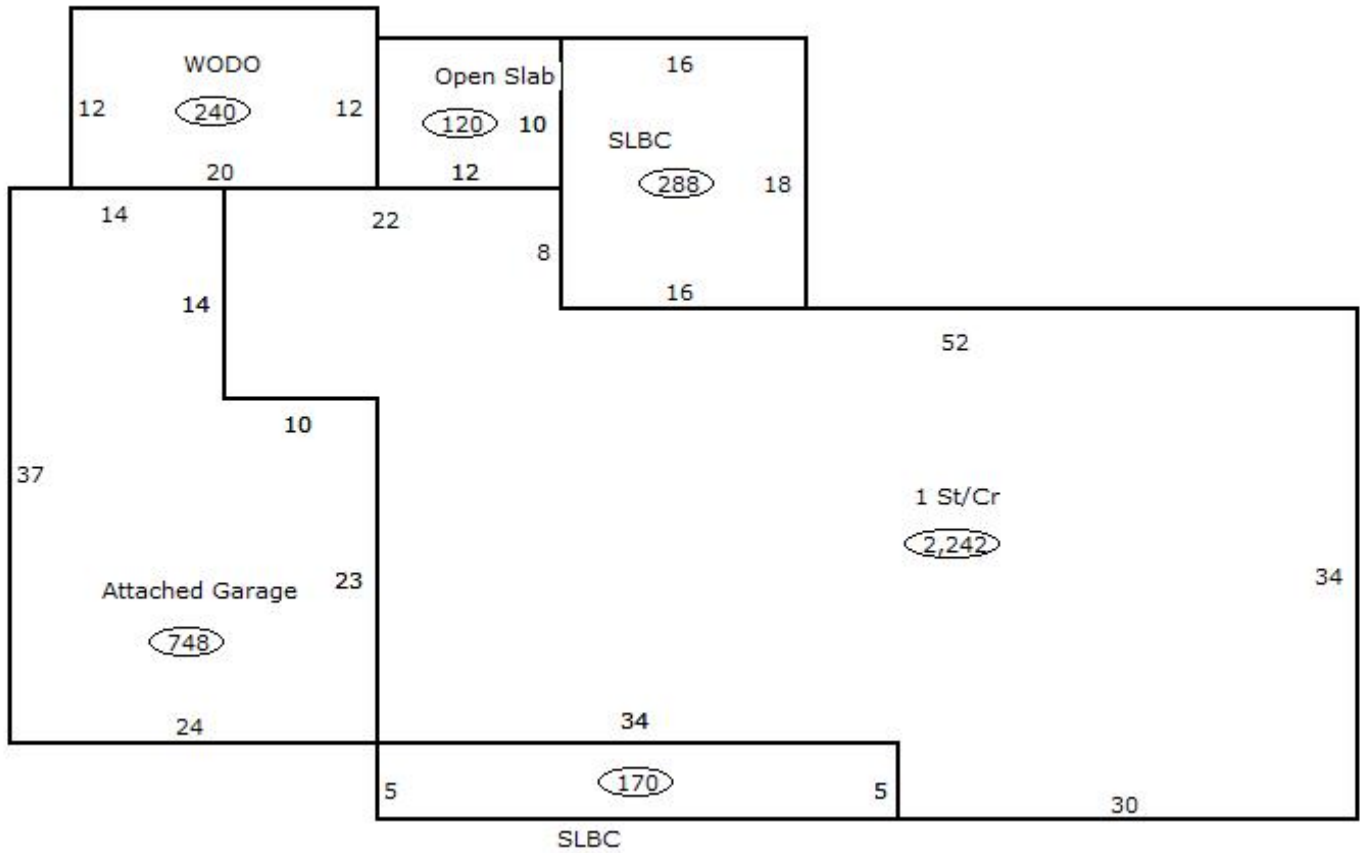
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Date 04/16/2026  
 Time 21:44:54  
 Page 3

### Sketch Image

660022116



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,242	1.000	2,242
2	G	1		13	Attached Garage	748	1.000	748
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PRCH		13	SLBC	288	1.000	288
5	M	WODO		13	WODO	240	1.000	240
6	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						2,242		2,242



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Time 21:44:54  
Page 4

660022116

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.89 x 2,000)		53,780	53,780	13,445		40,335