



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 660022117 Parcel ID 000000-00-0-00273-001-0003 Cadastral ID 26-21-14-05360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 127734 ELLIS, MILBURN L & MARJORIE L TRUSTEES 16263 E 81ST COURT N OWASSO OK 74055-0000																																																						
Parcel Location Situs 16263 E 81ST CT N Subdivision EAGLES NEST Lot/Block 0003 / 0001 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: 36.27271661 -95.79172341					Building Permits																																																	
LOT 3 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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000																																																		
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 119,593</td> <td>47,802</td> <td>11%</td> <td>5,258</td> <td>Assessed</td> <td>15,752</td> <td>1,543.07</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 238,674</td> <td>95,400</td> <td> </td> <td>10,494</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 358,267</td> <td>143,202</td> <td> </td> <td>15,752</td> <td>Total Taxable</td> <td>14,752</td> <td>1,445.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 119,593	47,802	11%	5,258	Assessed	15,752	1,543.07	Year Frozen	2005	Improvements 238,674	95,400		10,494	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 358,267	143,202		15,752	Total Taxable	14,752	1,445.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022117	ELLIS, MILBURN L &	3	352,676	1000	14,752	1,445.00																																															
2024	2024-660022117	ELLIS, MILBURN L &	3	388,037	1000	14,752	1,417.00																																															
2023	2023-660022117	ELLIS, MILBURN L &	3	267,700	1000	14,752	1,382.00																																															
2022	2022-660022117	ELLIS, MILBURN L &	3	257,677	1000	14,752	1,445.00																																															
2021	2021-660022117	ELLIS, MILBURN L &	3	263,927	1000	14,752	1,427.00																																															
2020	2020-660022117	ELLIS, MILBURN L &	3	262,135	1000	14,752	1,425.00																																															
2019	2019-660022117	ELLIS, MILBURN L &	3	249,623	1000	14,753	1,426.00																																															
2018	2018-660022117	ELLIS, MILBURN L &	3	260,936	1000	14,753	1,373.00																																															
2017	2017-660022117	ELLIS, MILBURN L &	3	258,218	1000	14,752	1,388.00																																															
2016	2016-660022117	ELLIS, MILBURN L &	3	252,430	1000	14,752	1,389.00																																															
2015	2015-660022117	ELLIS, MILBURN L &	3	246,389	1000	14,752	1,399.00																																															
2014	2014-660022117	ELLIS, MILBURN L &	3	252,059	1000	14,752	1,412.00																																															
2013	2013-660022117	ELLIS, MILBURN L &	3	240,343	1000	14,752	1,382.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0433 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,447.00 x 2.63 = 119,593 Factor Value Adjustments 1.0000 Lot Value 119,593		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,383 / 2,375
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,383
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	302,834	127.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	405,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,792		
Lot Value	119,593		
Indicated Value	335,385	141.21	Per SqFt
Agland Value			
Site Improvements	22,882		
Total Value	358,267	150.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.94	Total Misc Impr	+ 30,999				
Roofing Adj	+ 3.39	Garage Cost	+ 18,753				
Subfloor Adj	+ -2.20	Total RCN	= 337,175				
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 121,383				
Plumbing Adj	+ 9.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 215,792				
Adj Base Cost	= 121.02	Lot Value	+ 119,593				
Total Area	x 2,375	Indicated Value	= 335,385				
Adjusted Cost	= 287,423	Value Per SqFt	141.21				

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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	53961	22x5		110	29.17		3,209
PRCH	SLAB PORCH - COVERED	53962	538		538	27.75		14,930



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (27.24 x 1,200)		32,688	32,688	9,806		22,882