



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660022119 <b>Parcel ID</b> 000000-00-0-00273-001-0005 <b>Cadastral ID</b> 26-21-14-05380 <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> 347412 WATALIF LLC  16262 E 81ST CT N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16315 E 81ST CT N <b>Subdivision</b> EAGLES NEST <b>Lot/Block</b> 0005 / 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					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-5\IM 8/5/2022</p>														
<b>Legal Description</b> Lat/Long: 36.27273563 -95.79064958																			
LOT 5 BLOCK 1 EAGLES NEST					<b>Building Permits</b> <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															
<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	No	1,000		/	MORRIS, ROBERT W JR &	06/23/2025	0	4										
					/	PARKER, DARRYLE B &	05/21/2025	400,000	YES										
					2641/274	THRASHER, ROBERT W &	06/14/2017	259,000	YES										
					1300/98	BLACK, RONNIE R	06/25/2001	224,000	Yes										
					811/726			18,000	No										
					818/597			95,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2026		Land Value	165,708	165,708	11%	18,228	Assessed	44,001 4,310.34										
Year Frozen	0		Improvements	234,302	234,302		25,773	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	400,010	400,010		44,001	Total Taxable	44,001 4,310.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660022119	WATALIF LLC			3	307,789	0	32,254	3,160.00										
2024	2024-660022119	PARKER, DARRYLE B &			3	340,549	0	30,718	2,951.00										
2023	2023-660022119	PARKER, DARRYLE B &			3	265,964	0	29,256	2,742.00										
2022	2022-660022119	PARKER, DARRYLE B &			3	268,028	0	29,484	2,889.00										
2021	2021-660022119	PARKER, DARRYLE B &			3	265,589	0	29,215	2,826.00										
2020	2020-660022119	PARKER, DARRYLE B &			3	261,811	0	28,800	2,782.00										
2019	2019-660022119	PARKER, DARRYLE B &			3	252,754	0	27,803	2,688.00										
2018	2018-660022119	PARKER, DARRYLE B &			3	261,751	0	28,793	2,680.00										
2017	2017-660022119	PARKER, DARRYLE B &			3	184,886	1000	19,337	1,819.00										
2016	2016-660022119	THRASHER, ROBERT W &			3	179,786	1000	18,776	1,768.00										
2015	2015-660022119	THRASHER, ROBERT W &			3	175,995	1000	18,359	1,741.00										
2014	2014-660022119	THRASHER, ROBERT W &			3	176,800	1000	18,448	1,766.00										
2013	2013-660022119	THRASHER, ROBERT W &			3	176,800	1000	18,249	1,710.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0231	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,566.00 x 2.66 = 118,668	
Factor Value		
Adjustments	1.3964	
Lot Value	165,708	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,138 / 1,768
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,138
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	KITCHEN/BA -
Year/Eff Age	1989 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	253,786 143.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.19	Total Misc Impr	+ 12,963				
Roofing Adj	+ 3.44	Garage Cost	+ 17,686				
Subfloor Adj	+ -1.61	Total RCN	= 256,529				
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 59,002				
Plumbing Adj	+ 17.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 197,527				
Adj Base Cost	= 127.76	Lot Value	+ 165,708				
Total Area	x 1,768	Indicated Value	= 363,235				
Adjusted Cost	= 225,880	Value Per SqFt	205.45				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	197,527
Lot Value	165,708
Indicated Value	363,235 205.45 Per SqFt
Agland Value	
Site Improvements	36,775
Total Value	400,010 226.25 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	53974	38x5		190	26.33		5,003
PRCH	SLAB PORCH - COVERED	53977	11x8		88	26.65		2,345



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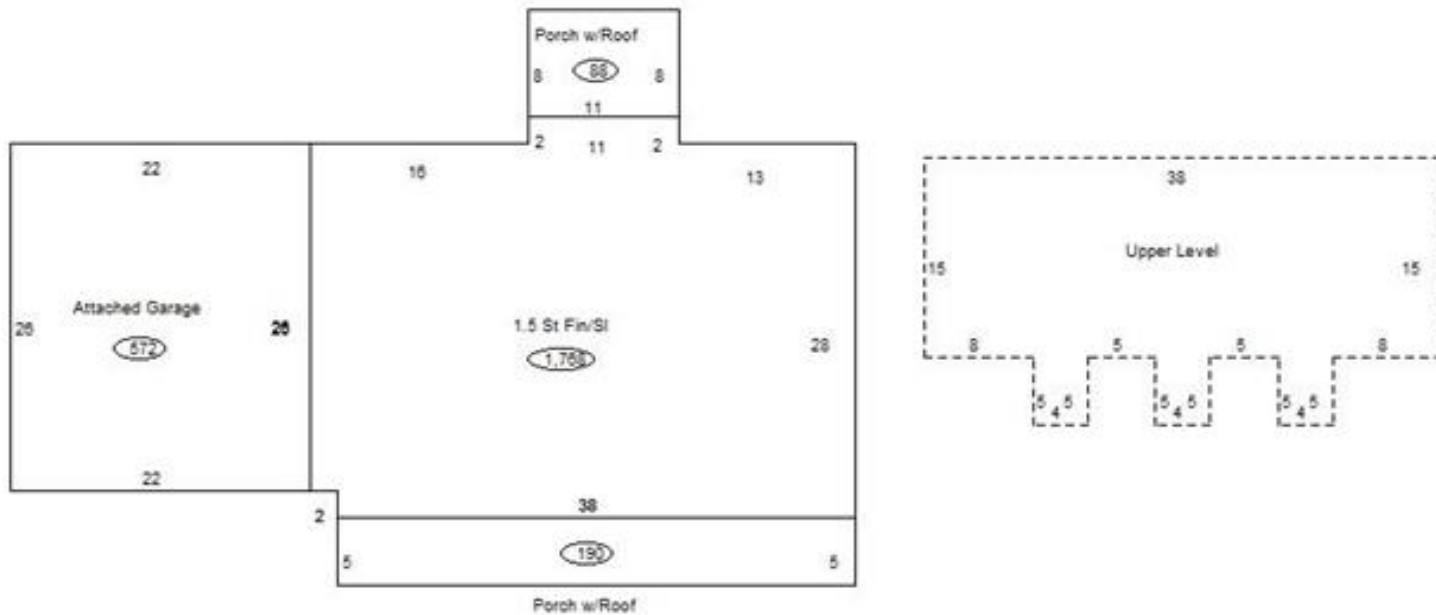
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### Sketch Image

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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	1,138	1.554	1,768
2	M	PRCH		13	SLBC	190	1.000	190
3	U	^UL	Overhang	13	Upper Level	630	1.000	630
4	G	1		13	Attached Garage	572	1.000	572
5	M	PRCH		13	SLBC	88	1.000	88
<b>Total Building Area</b>						1,138		1,768



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	42x36x14	Concrete	Formed Metal	1,512
	Qual	3.5	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 (32.43 x 1,512)	49,034	49,034	12,259	36,775