



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:45:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022123 Parcel ID 000000-00-0-00273-001-0009 Cadastral ID 26-21-14-05420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 262591 VAUGHAN, GERALD R & VIRGINIA L 16280 E 81ST CT N OWASSO OK 74055-0000 Parcel Location Situs 16280 E 81ST CT N Subdivision EAGLES NEST Lot/Block 0009 / 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 Lot/Long: 36.27172682 -95.79113922																																																																																																																									
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Time 21:45:03
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2518	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,530.00 x 2.37 = 129,131	
Factor Value		
Adjustments	1.0000	
Lot Value	129,131	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,844 / 2,514
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,844
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	820 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	
Adusted R	0.8445		
Indicated Value	370,396	147.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	460,300 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,132		
Lot Value	129,131		
Indicated Value	357,263	142.11	Per SqFt
Agland Value			
Site Improvements	46,512		
Total Value	403,775	160.61	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.13	Total Misc Impr	+	16,296			
Roofing Adj	+ 4.02	Garage Cost	+	30,512			
Subfloor Adj	+ -2.56	Total RCN	=	356,457			
Heat/Cool Adj	+ 14.47	Depreciation (36%)	-	128,325			
Plumbing Adj	+ 10.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	228,132			
Adj Base Cost	= 123.17	Lot Value	+	129,131			
Total Area	x 2,514	Indicated Value	=	357,263			
Adjusted Cost	= 309,649	Value Per SqFt		142.11			

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
PRCH	SLAB PORCH - COVERED	53995	7x4		28	29.44		824
PATO	SLAB PORCH - OPEN	53996	18x10		180	12.10		2,178
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	53998	216		216	31.78		6,864



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 Page 4

660022123

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (25.84 x 2,400)	62,016	62,016	15,504	46,512