



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:45:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022124 Parcel ID 000000-00-0-00273-001-0010 Cadastral ID 26-21-14-05430 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 314083 ENGLAND, SCOTT DAVID & ERIC ENGLAND 20588 DEER SPRINGS CIRCLE EDMOND OK 73012-9077 Parcel Location Situs 16262 E 81ST CT N Subdivision EAGLES NEST Lot/Block 0010 / 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: 36.27172321 -95.79168248																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-5\IM 8/5/2022																																																																																																																				
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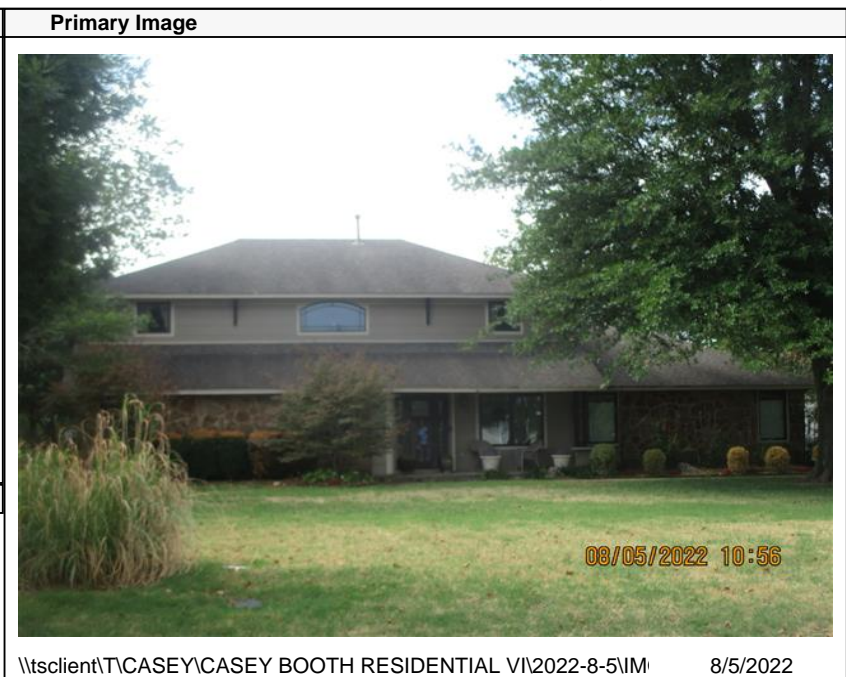
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Date 04/16/2026
 Time 21:45:05
 Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2384		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,946.00 x 2.38 = 128,517		
Factor Value			
Adjustments	1.0000		
Lot Value	128,517		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,259 / 3,377
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,259
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	455,005	134.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	65,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.25	Total Misc Impr	+	25,868			
Roofing Adj	+ 3.95	Garage Cost	+	22,878			
Subfloor Adj	+ -3.09	Total RCN	=	470,500			
Heat/Cool Adj	+ 16.31	Depreciation (35%)	-	164,675			
Plumbing Adj	+ 7.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	305,825			
Adj Base Cost	= 124.89	Lot Value	+	128,517			
Total Area	x 3,377	Indicated Value	=	434,342			
Adjusted Cost	= 421,754	Value Per SqFt		128.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	305,825		
Lot Value	128,517		
Indicated Value	434,342	128.62	Per SqFt
Agland Value			
Site Improvements	46,512		
Total Value	480,854	142.39	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	54002	103		103	32.86		3,385
PRCH	SLAB PORCH - COVERED	54003	9x7		63	33.00		2,079
PRCH	SLAB PORCH - COVERED	54004	8x2		16	33.14		530
PRCH	SLAB PORCH - COVERED	54005	172		172	32.43		5,578
PRCH	SLAB PORCH - COVERED	54006	8x2		16	33.14		530
PATO	SLAB PORCH - OPEN	54007	605		605	10.78		6,522

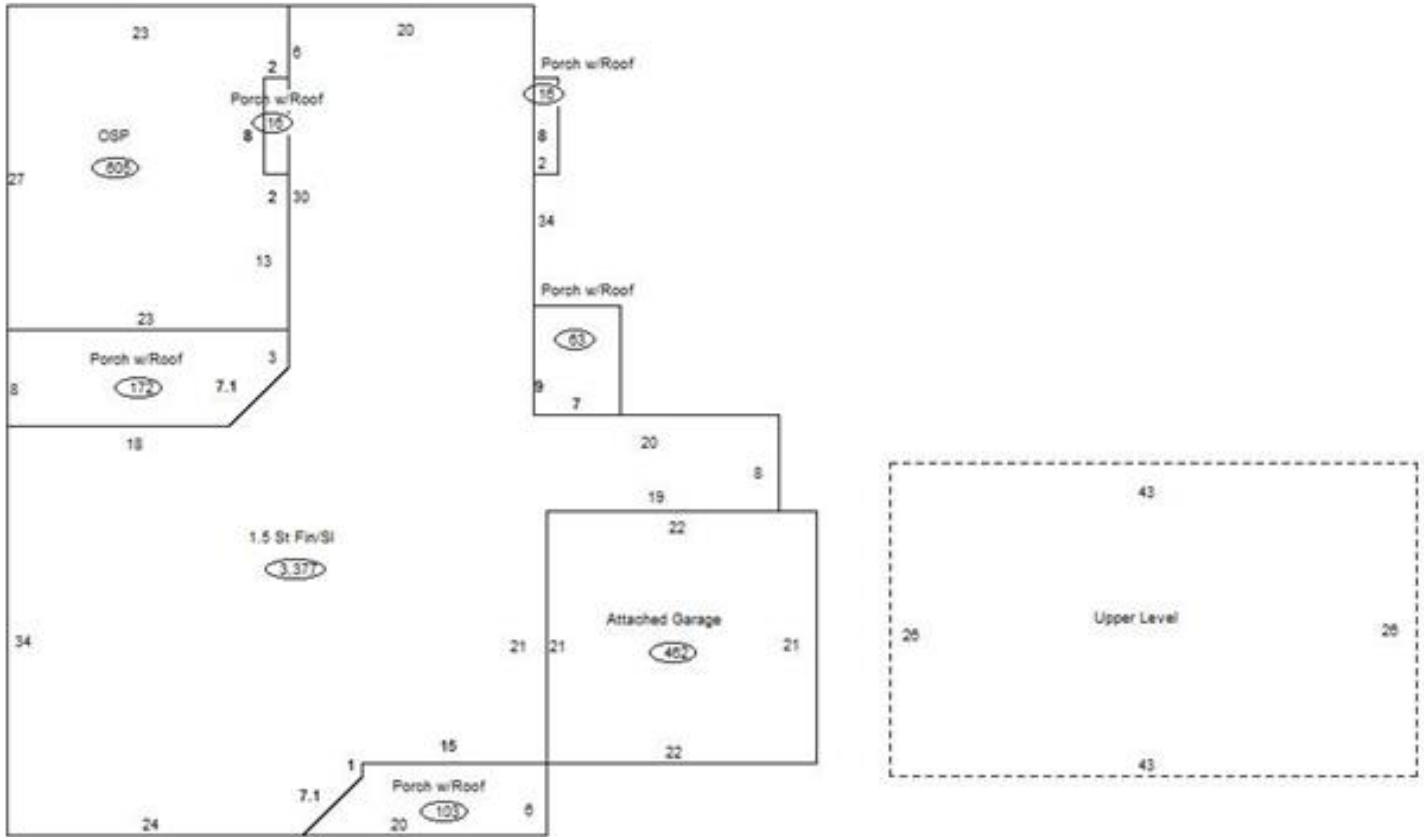


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 Page 3

Sketch Image

660022124



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	462	1.000	462
2	R	5	Slab	13	1.5 St Fin/SI	2,259	1.495	3,377
3	U	^UL	Overhang	13	Upper Level	1,118	1.000	1,118
4	M	PRCH		13	SLBC	103	1.000	103
5	M	PRCH		13	SLBC	63	1.000	63
6	M	PRCH		13	SLBC	16	1.000	16
7	M	PRCH		13	SLBC	172	1.000	172
8	M	PRCH		13	SLBC	16	1.000	16
9	M	PATO		13	Open Slab	605	1.000	605
Total Building Area						2,259		3,377



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Page 4

660022124

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	