



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:45:06
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022125 Parcel ID 000000-00-0-00273-001-0011 Cadastral ID 26-21-14-05440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 320841 NELSON, SCOTT W 16246 E 81ST CT N OWASSO OK 74055-0000 Parcel Location Situs 16246 E 81ST CT N Subdivision EAGLES NEST Lot/Block 0011 / 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: 36.27173264 -95.79226941																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-5\IM 8/5/2022																																																																																																																				
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Date 04/16/2026
Time 21:45:07
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2548		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,661.00 x 2.36 = 129,268		
Factor Value			
Adjustments	1.0000		
Lot Value	129,268		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,833 / 2,752
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,833
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	358,843	130.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	49,140		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.70	Total Misc Impr	+ 28,006
Roofing Adj	+ 3.57	Garage Cost	+ 18,753
Subfloor Adj	+ -2.42	Total RCN	= 380,054
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 136,819
Plumbing Adj	+ 9.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 243,235
Adj Base Cost	= 121.11	Lot Value	+ 129,268
Total Area	x 2,752	Indicated Value	= 372,503
Adjusted Cost	= 333,295	Value Per SqFt	135.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,235		
Lot Value	129,268		
Indicated Value	372,503	135.36	Per SqFt
Agland Value			
Site Improvements	46,512		
Total Value	419,015	152.26	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	54010		186	186	28.86		5,368
EPSW	ENCLOSED PORCH - SOLID WALL	54011	14x12		168	76.07		12,780
PATO	SLAB PORCH - OPEN	54012	29x12		348	9.85		3,428



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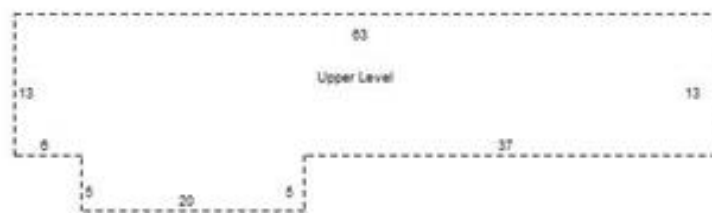
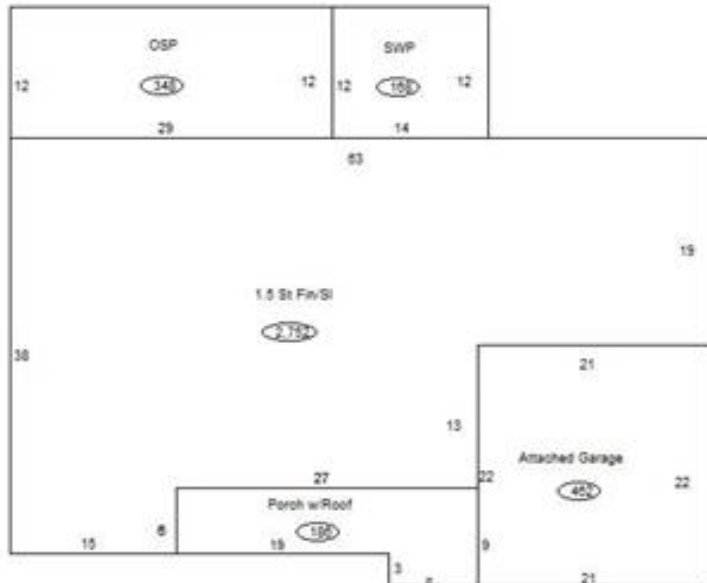
Date 04/16/2026

Time 21:45:07

Page 3

Sketch Image

660022125



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	1,833	1.501	2,752
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	186	1.000	186
4	M	EPSW		13	EPSW	168	1.000	168
5	M	PATO		13	Open Slab	348	1.000	348
6	U	^UL	Overhang	13	Upper Level	919	1.000	919
Total Building Area						1,833		2,752



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Time 21:45:07
Page 4

660022125

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	