



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:46:02
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Assessment Data					Primary Image														
Account 660022192 Parcel ID 000000-00-0-00276-001-0006 Cadastral ID 26-21-14-06120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 128044 PEARSALL, DONALD G & DEBORAH L 16810 E 79TH CT NO OWASSO OK 74055-0000																			
Parcel Location Situs 16810 E 79TH CT N Subdivision EAGLES NEST 2 Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1104 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																			
Legal Description Lat/Long: 36.26602029 -95.78952068					Building Permits														
LOT 6 BLOCK 1 EAGLES NEST 2					<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>R24 041</td> <td>R25 NEW DTCH ACC BLDG 24X30</td> <td>02/2024</td> <td>06/2024</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 041	R25 NEW DTCH ACC BLDG 24X30	02/2024	06/2024	15,000
Number	Description	Opened	Closed	Amount															
R24 041	R25 NEW DTCH ACC BLDG 24X30	02/2024	06/2024	15,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	846/186		12/31/1991	86,000	No										
					842/153			15,000	No										
					842/153			15,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	114,703	65,813	11%	7,239	Assessed	31,312	3,067.32										
Year Frozen	0	Improvements	232,678	218,843		24,073	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	347,381	284,656		31,312	Total Taxable	30,312	2,969.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022192	PEARSALL, DONALD G &			3	328,861	1000	29,401	2,880.00										
2024	2024-660022192	PEARSALL, DONALD G &			3	320,739	1000	26,476	2,544.00										
2023	2023-660022192	PEARSALL, DONALD G &			3	248,298	1000	25,675	2,406.00										
2022	2022-660022192	PEARSALL, DONALD G &			3	250,610	1000	24,899	2,439.00										
2021	2021-660022192	PEARSALL, DONALD G &			3	228,584	1000	24,144	2,336.00										
2020	2020-660022192	PEARSALL, DONALD G &			3	227,408	1000	23,704	2,290.00										
2019	2019-660022192	PEARSALL, DONALD G &			3	218,039	1000	22,984	2,222.00										
2018	2018-660022192	PEARSALL, DONALD G &			3	223,015	1000	23,511	2,188.00										
2017	2017-660022192	PEARSALL, DONALD G &			3	221,465	1000	22,798	2,144.00										
2016	2016-660022192	PEARSALL, DONALD G &			3	216,778	1000	22,105	2,081.00										
2015	2015-660022192	PEARSALL, DONALD G &			3	211,771	1000	21,432	2,032.00										
2014	2014-660022192	PEARSALL, DONALD G &			3	217,266	1000	20,779	1,989.00										
2013	2013-660022192	PEARSALL, DONALD G &			3	206,806	1000	20,144	1,887.00										



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Lot Data	Square-Foot - NBHD 1104 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2179	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALILTY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,050.00 x 2.16 = 114,703	
Factor Value		
Adjustments	1.0000	
Lot Value	114,703	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,264 / 2,010
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,264
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-5\IM 8/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	297,521	148.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	309,730 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,338		
Lot Value	114,703		
Indicated Value	290,041	144.30	Per SqFt
Agland Value			
Site Improvements	57,340		
Total Value	347,381	172.83	Total Value Per SqFt

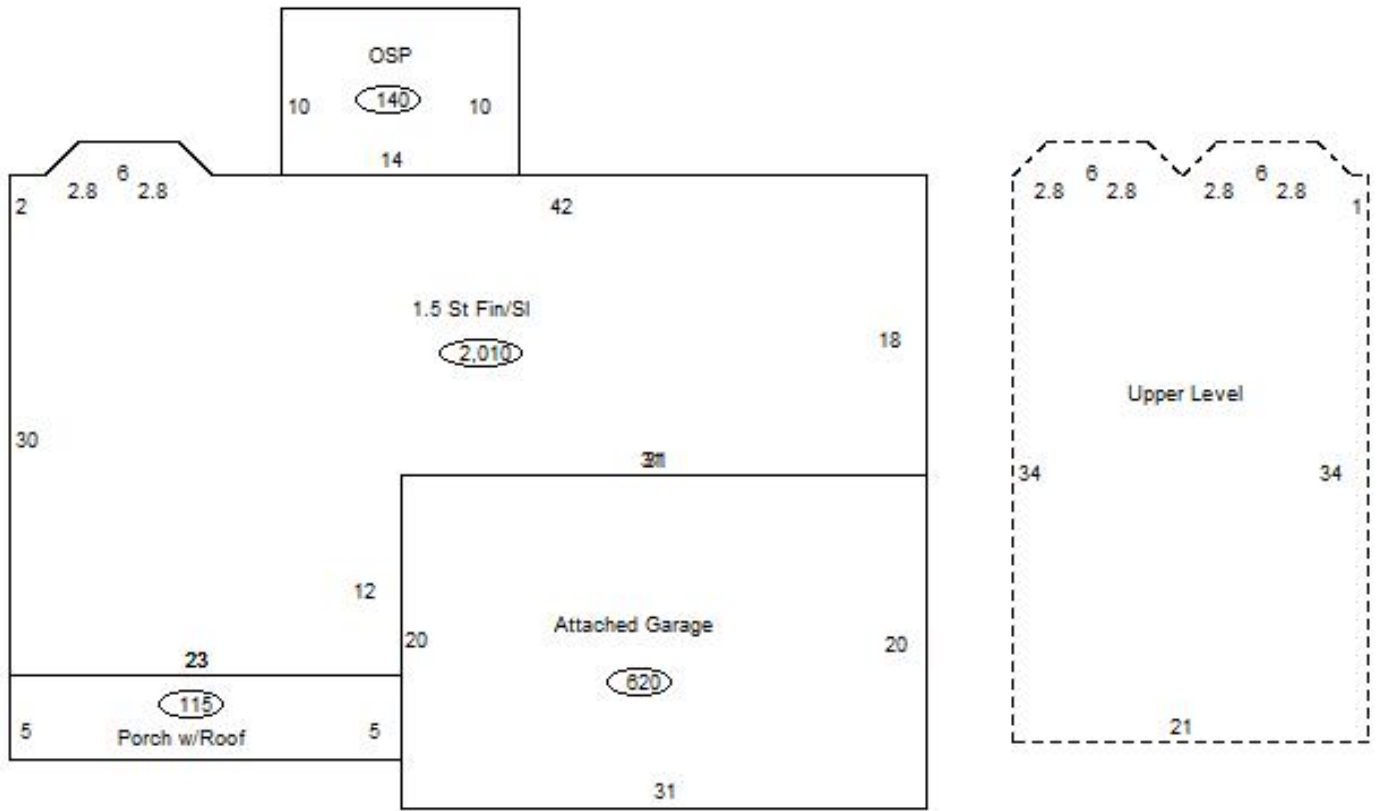
Cost Approach				Manual : 01/2025			
Base Cost	93.62	Total Misc Impr	+	10,226			
Roofing Adj	+ 3.25	Garage Cost	+	18,860			
Subfloor Adj	+ -1.53	Total RCN	=	265,663			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	90,325			
Plumbing Adj	+ 9.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	175,338			
Adj Base Cost	= 117.70	Lot Value	+	114,703			
Total Area	x 2,010	Indicated Value	=	290,041			
Adjusted Cost	= 236,577	Value Per SqFt		144.30			

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	54347	23x5		115	26.57		3,056
PATO	SLAB PORCH - OPEN	54348	14x10		140	11.11		1,555



Sketch Image

660022192



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/Sl	1,264	1.590	2,010
2	G	1		13	Attached Garage	620	1.000	620
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PATO		13	Open Slab	140	1.000	140
5	U	^UL	Overhang	13	Upper Level	746	1.000	746
Total Building Area						1,264		2,010



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x30x720	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (37.29 x 720)		26,849	26,849	805	26,044
	GF	GAZEBO FAIR	16x28x0			1
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950	2,950	590	2,360
	UTIL	Shop Building	100x24x10	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 1992	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (26.21 x 2,400)		62,904	62,904	33,968	28,936