




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:46:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022768 Parcel ID 000000-00-0-00183-001-0001 Cadastral ID 27-21-14-00910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346651 HAYES, JAMES R JR & SHERRI L 8332 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 08332 N 161ST E AVE Subdivision CORNERSTONE ADDITION 1 Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: orange;">07/27/2022 10:52</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9942 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,307.00 x 2.70 = 116,929 Factor Value Adjustments 1.0664 Lot Value 124,693		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,849 / 1,849
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,849
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\I 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	283,591	153.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	292,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.28	Total Misc Impr	+	12,672			
Roofing Adj	+ 4.78	Garage Cost	+	14,498			
Subfloor Adj	+ -2.28	Total RCN	=	272,736			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	98,185			
Plumbing Adj	+ 8.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	174,551			
Adj Base Cost	= 132.81	Lot Value	+	124,693			
Total Area	x 1,849	Indicated Value	=	299,244			
Adjusted Cost	= 245,566	Value Per SqFt		161.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,551		
Lot Value	124,693		
Indicated Value	299,244	161.84	Per SqFt
Agland Value			
Site Improvements	73,466		
Total Value	372,710	201.57	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	55711	15x5		75	26.69		2,002
PRCH	SLAB PORCH - COVERED	55712	192		192	26.33		5,055



Rogers

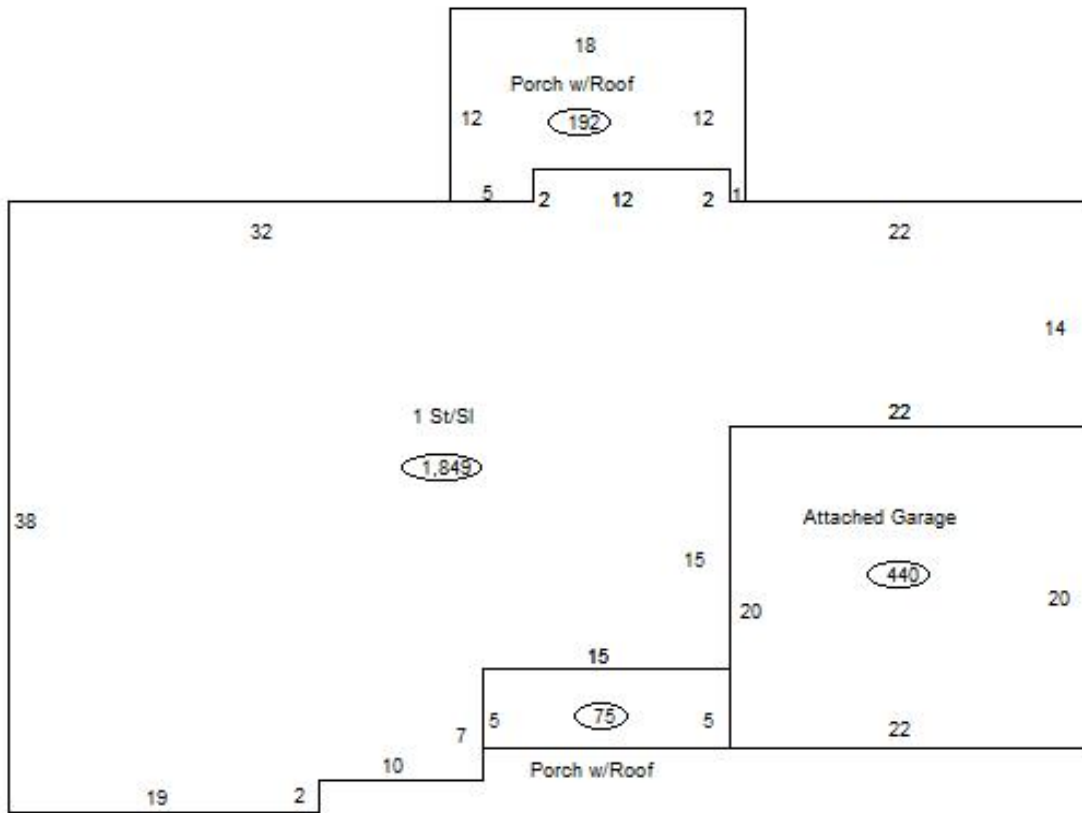
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,849	1.000	1,849
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						1,849		1,849



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x20	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (30.92 x 2,400)	74,208	74,208	742	73,466