



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660022771 Parcel ID 000000-00-0-00183-001-0004 Cadastral ID 27-21-14-00940 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125164 BENNETT, REX MYRON & SHARON KAY-TRUSTEES 16019 E 83RD ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 16019 83RD ST Subdivision CORNERSTONE ADDITION 1 Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27340515 -95.79480962 LOT 4 BLOCK 1 CORNERSTONE ADDITION																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9773 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,572.00 x 2.70 = 114,944 Factor Value Adjustments 1.0000 Lot Value 114,944		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,751 / 2,261
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,751
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	314,997 139.32 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	343,240 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.29	Total Misc Impr	+ 19,342				
Roofing Adj	+ 4.28	Garage Cost	+ 19,359				
Subfloor Adj	+ -2.75	Total RCN	= 314,927				
Heat/Cool Adj	+ 14.47	Depreciation (39%)	- 122,822				
Plumbing Adj	+ 9.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 192,105				
Adj Base Cost	= 122.17	Lot Value	+ 114,944				
Total Area	x 2,261	Indicated Value	= 307,049				
Adjusted Cost	= 276,226	Value Per SqFt	135.80				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	192,105
Lot Value	114,944
Indicated Value	307,049 135.80 Per SqFt
Agland Value	
Site Improvements	46,033
Total Value	353,082 156.16 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	55723	30x6		180	28.88		5,198
PRCH	SLAB PORCH - COVERED	55724	30x9		270	28.57		7,714



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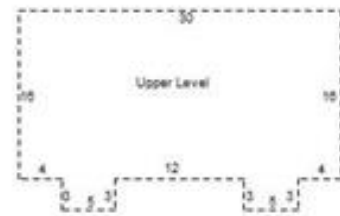
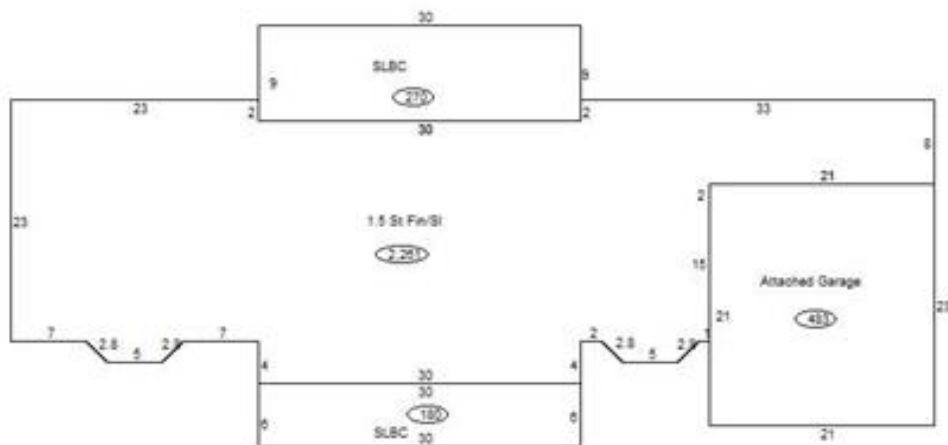
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,751	1.291	2,261
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	270	1.000	270
5	U	^UL	Overhang	13	Upper Level	510	1.000	510
Total Building Area						1,751		2,261



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x30x0			720
	Qual	6	Cond 6	Year 2023	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (64.58 x 720)	46,498	46,498	465	46,033