



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022784 <b>Parcel ID</b> 000000-00-0-00183-002-0004 <b>Cadastral ID</b> 27-21-14-01160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 301602 JOHNSON, LARRY R &  MELODEE S PATTERSON 8104 N 161ST E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08104 N 161ST E AVE <b>Subdivision</b> CORNERSTONE ADDITION 1 <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27152033 -95.79476394 LOT 4 BLOCK 2 CORNERSTONE ADDITION					<b>Building Permits</b> <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>8267</td> <td>R4-OUTBUILDING</td> <td>09/2003</td> <td>02/2004</td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8267	R4-OUTBUILDING	09/2003	02/2004	25,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9621 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,910.00 x 2.70 = 113,157 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 113,157		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	70% Veneer, Stone 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,860 / 2,172
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,860
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	861 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28

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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	288,246	132.71	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	374,000 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.23	<b>Total Misc Impr</b>	+ 15,947				
<b>Roofing Adj</b>	+ 3.81	<b>Garage Cost</b>	+ 25,649				
<b>Subfloor Adj</b>	+ -1.84	<b>Total RCN</b>	= 295,351				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 35%)</b>	- 103,373				
<b>Plumbing Adj</b>	+ 8.99	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 191,978				
<b>Adj Base Cost</b>	= 116.83	<b>Lot Value</b>	+ 113,157				
<b>Total Area</b>	x 2,172	<b>Indicated Value</b>	= 305,135				
<b>Adjusted Cost</b>	= 253,755	<b>Value Per SqFt</b>	140.49				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	191,978		
<b>Lot Value</b>	113,157		
<b>Indicated Value</b>	305,135	140.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	15,667		
<b>Total Value</b>	320,802	147.70	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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	55780	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	55781	9x9		81	26.68		2,161



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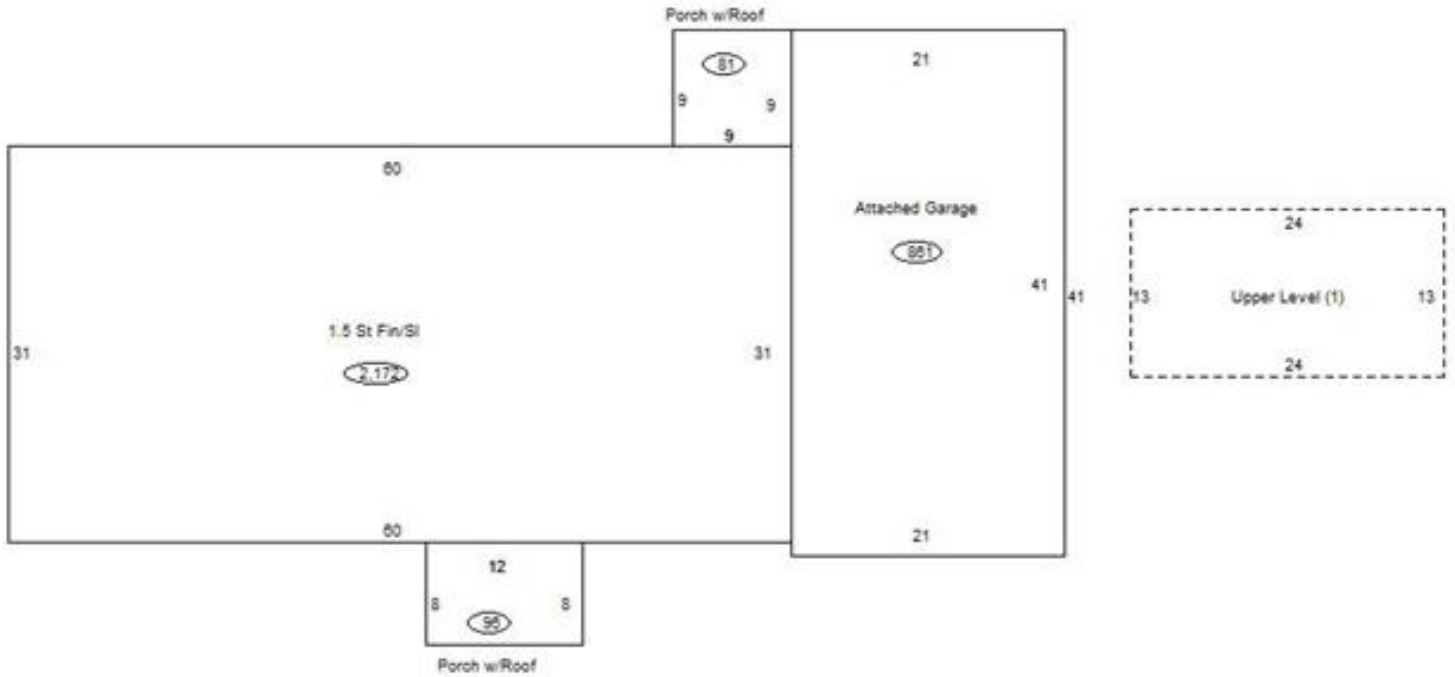
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### Sketch Image

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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/Sl	1,860	1.168	2,172
2	G	1		13	Attached Garage	861	1.000	861
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	81	1.000	81
5	U	^UL		13	Upper Level (1)	312	1.000	312
<b>Total Building Area</b>						<b>1,860</b>		<b>2,172</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (45% Phys/ % Func)</b> 11,250	<b>RCNLD</b> 13,750
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1) 2,950		<b>Modifier Total</b>	<b>RCN</b> 2,950	<b>Depr (35% Phys/ % Func)</b> 1,033	<b>RCNLD</b> 1,917