



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022790 Parcel ID 000000-00-0-00183-004-0001 Cadastral ID 27-21-14-02120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332772 TOMLINSON, MICHAEL W & AMY E 8220 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08220 N 160TH E AVE Subdivision CORNERSTONE ADDITION 1 Lot/Block 0001 / 0004 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: 36.27277919 -95.79631577																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.159	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,484.00 x 2.47 = 124,882	
Factor Value		
Adjustments	1.0000	
Lot Value	124,882	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,164 / 2,164
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,164
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1985 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	259,654	119.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	250,430		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.62	Total Misc Impr	+	32,326			
Roofing Adj	+ 4.61	Garage Cost	+	20,220			
Subfloor Adj	+ -2.19	Total RCN	=	322,397			
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	70,927			
Plumbing Adj	+ 9.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	251,470			
Adj Base Cost	= 124.70	Lot Value	+	124,882			
Total Area	x 2,164	Indicated Value	=	376,352			
Adjusted Cost	= 269,851	Value Per SqFt		173.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,470		
Lot Value	124,882		
Indicated Value	376,352	173.91	Per SqFt
Agland Value			
Site Improvements	8,681		
Total Value	385,033	177.93	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
EPSW	ENCLOSED PORCH - SOLID WALL	55813	24x12		288	68.44		19,711
PRCH	SLAB PORCH - COVERED	55814	108		108	26.59		2,872
PATO	SLAB PORCH - OPEN	122415	480		480	8.60		4,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	12x28x0			336
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (32.61 x 336)		10,957	10,957	3,287	7,670
	STF	STG FAIR	18x12x0			216
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 216)		1,011	1,011		1,011