



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:46:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022801 Parcel ID 000000-00-0-00186-001-0003 Cadastral ID 27-21-14-02220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125694 BARNES, TIMOTHY F & MARY P-TRUSTEES 8011 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08011 N 159TH E AVE Subdivision CORNERSTONE ADDITION 2 Lot/Block 0003 / 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: 36.27090265 -95.79604397																																																																																																																									
Building Permits					<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>R17-000039</td> <td>R19- ROOM/ADD 28X28</td> <td>11/2017</td> <td>08/2018</td> <td>116,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17-000039	R19- ROOM/ADD 28X28	11/2017	08/2018	116,000																																																																																																						
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Date 04/16/2026
Time 21:46:33
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		<p style="text-align: right; color: orange;">07/27/2022 11:36</p>
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.137	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	49,529.00 x 2.50 = 123,879	
Factor Value		
Adjustments	1.0000	
Lot Value	123,879	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	2,391 / 3,099
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,391
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 2.0
Basement Area	
Garage Type	642 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 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	419,928	135.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	432,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.14	Total Misc Impr	+	35,665			
Roofing Adj	+ 4.52	Garage Cost	+	29,648			
Subfloor Adj	+ -3.56	Total RCN	=	445,064			
Heat/Cool Adj	+ 16.31	Depreciation (36%)	-	160,223			
Plumbing Adj	+ 8.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	284,841			
Adj Base Cost	= 122.54	Lot Value	+	123,879			
Total Area	x 3,099	Indicated Value	=	408,720			
Adjusted Cost	= 379,751	Value Per SqFt		131.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,841		
Lot Value	123,879		
Indicated Value	408,720	131.89	Per SqFt
Agland Value			
Site Improvements	23,687		
Total Value	432,407	139.53	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	55867		132	132	32.68		4,314
PRCH	SLAB PORCH - COVERED	55870		793	793	30.40		24,107



Rogers

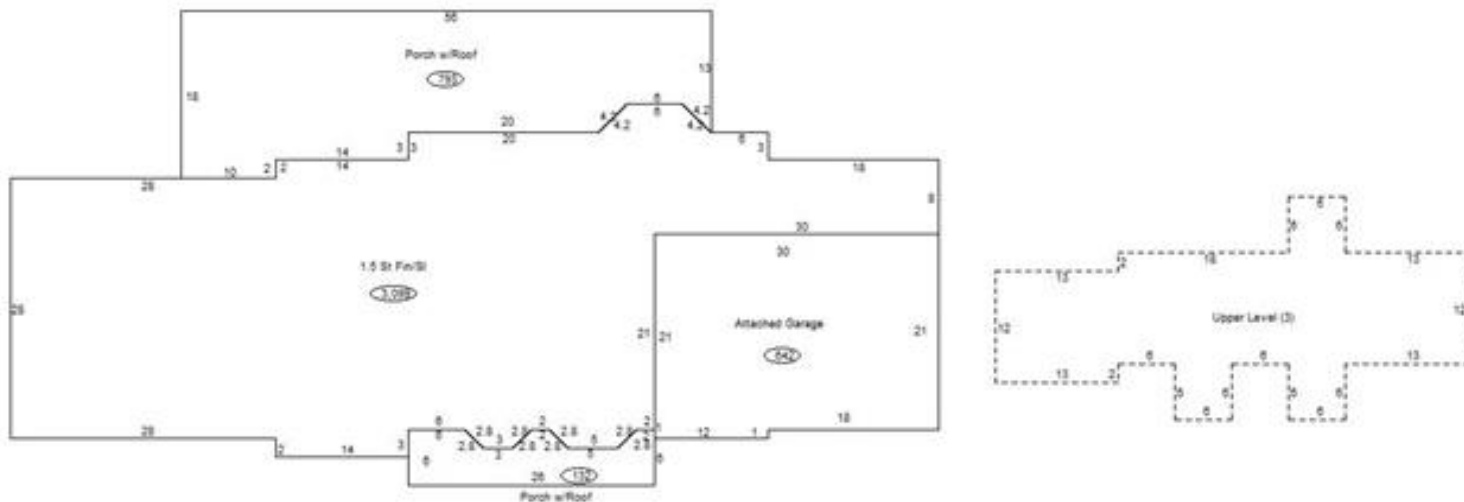
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 Page 3

Sketch Image

660022801



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	642	1.000	642
2	M	PRCH		13	SLBC	132	1.000	132
3	R	5	Slab	13	1.5 St Fin/SI	2,391	1.296	3,099
4	U	^UL		13	Upper Level (3)	708	1.000	708
5	M	PRCH		13	SLBC	793	1.000	793
Total Building Area						2,391		3,099



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Page 4

660022801

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			960
	Qual 4	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
Base Cost (37.96 x 960)		36,442	36,442	12,755	23,687	