



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 660022831 Parcel ID 000000-00-0-00186-005-0002 Cadastral ID 27-21-14-02520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 316178 PATRICK, MICHAEL & CHERYL 7925 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07925 N 160TH E AVE Subdivision CORNERSTONE ADDITION 2 Lot/Block 0002 / 0005 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: 36.26955925 -95.79480789																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9824		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,794.00 x 2.70 = 115,544		
Factor Value			
Adjustments	1.0000		
Lot Value	115,544		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,344 / 3,514
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	494,952	140.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	57,280		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.87	Total Misc Impr	+ 9,183
Roofing Adj	+ 4.18	Garage Cost	+ 32,360
Subfloor Adj	+ 0.00	Total RCN	= 512,841
Heat/Cool Adj	+ 17.38	Depreciation (34%)	- 174,366
Plumbing Adj	+ 8.69	Lump Sums	+ 4,611
Basement Adj	+ 0.00	RCNLD	= 343,086
Adj Base Cost	= 134.12	Lot Value	+ 115,544
Total Area	x 3,514	Indicated Value	= 458,630
Adjusted Cost	= 471,298	Value Per SqFt	130.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,086		
Lot Value	115,544		
Indicated Value	458,630	130.52	Per SqFt
Agland Value			
Site Improvements	11,137		
Total Value	469,767	133.68	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	56018	8x5		40	36.54		1,462
WODO	WOOD DECK - OPEN	56019	685		685	22.44	70%	4,611



Rogers

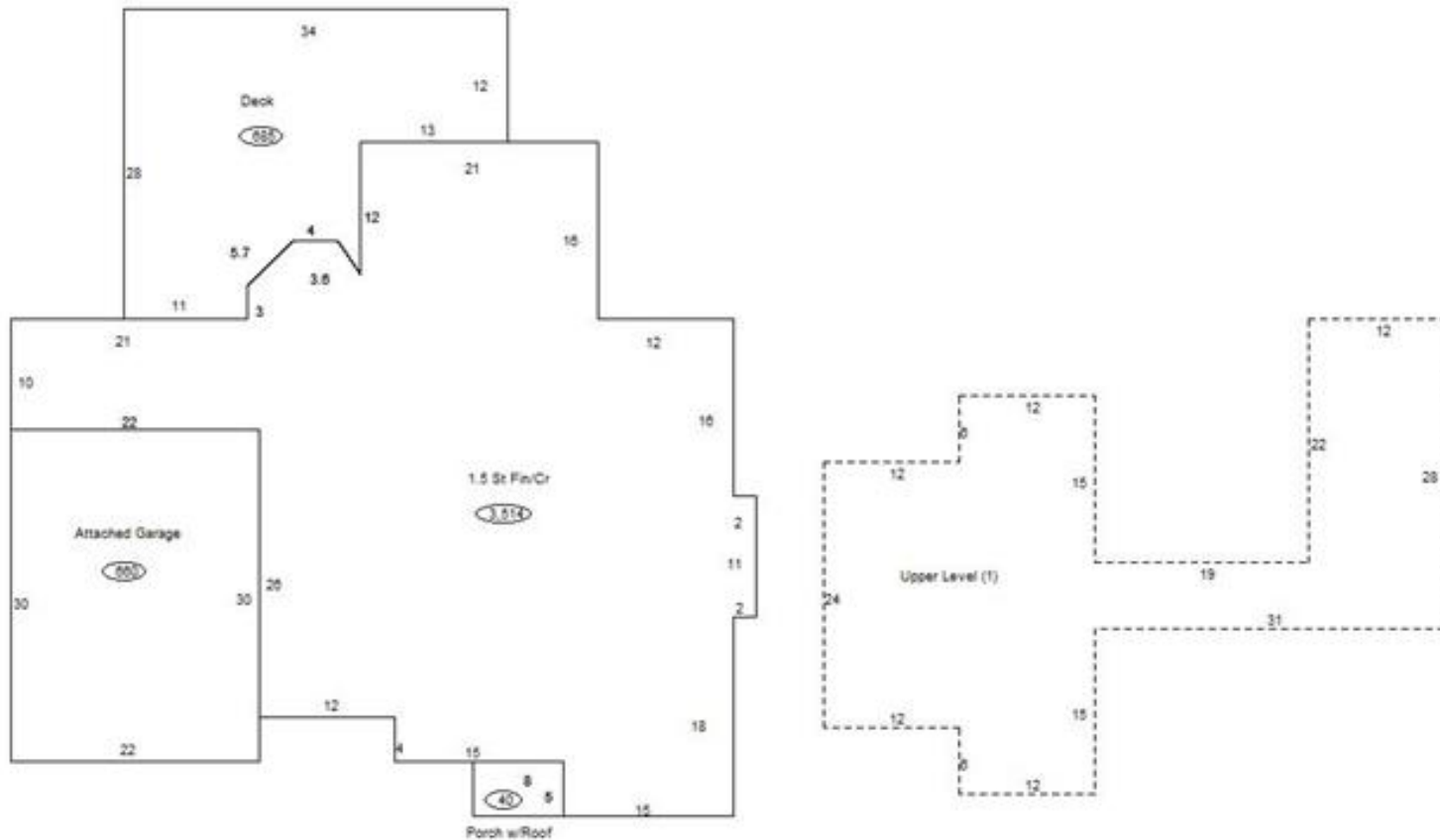
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,344	1.499	3,514
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	40	1.000	40
4	M	WODO		13	WODO	685	1.000	685
5	U	^UL		13	Upper Level (1)	1,170	1.000	1,170
Total Building Area						2,344		3,514



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			560
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (28.41 x 560)		15,910	15,910	4,773	11,137	