



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:07
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Assessment Data					Primary Image																																																																																																																				
Account 660022835 Parcel ID 000000-00-0-00186-005-0006 Cadastral ID 27-21-14-02560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263763 WARD, KELLY R & BRANDY J 7817 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07817 N 160TH E AVE Subdivision CORNERSTONE ADDITION 2 Lot/Block 0006 / 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: 36.26787424 -95.79484798																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		<p style="text-align: right; color: orange;">07/27/2022 13:21</p>
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1154	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	48,585.00 x 2.53 = 122,888	
Factor Value		
Adjustments	1.0000	
Lot Value	122,888	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,767 / 2,231
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,767
Fixture/RghIn	14 /
Bed/F/H Bath	/ 2.5 /
Basement Area	
Garage Type	722 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\I 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	296,509	132.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	358,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.00	Total Misc Impr	+ 14,795				
Roofing Adj	+ 3.82	Garage Cost	+ 21,508				
Subfloor Adj	+ -1.83	Total RCN	= 298,178				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 107,344				
Plumbing Adj	+ 8.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 190,834				
Adj Base Cost	= 117.38	Lot Value	+ 122,888				
Total Area	x 2,231	Indicated Value	= 313,722				
Adjusted Cost	= 261,875	Value Per SqFt	140.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,834		
Lot Value	122,888		
Indicated Value	313,722	140.62	Per SqFt
Agland Value			
Site Improvements	33,061		
Total Value	346,783	155.44	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
PRCH	SLAB PORCH - COVERED	56035		180	180	26.36		4,745
PRCH	SLAB PORCH - COVERED	56036	14x12		168	26.40		4,435



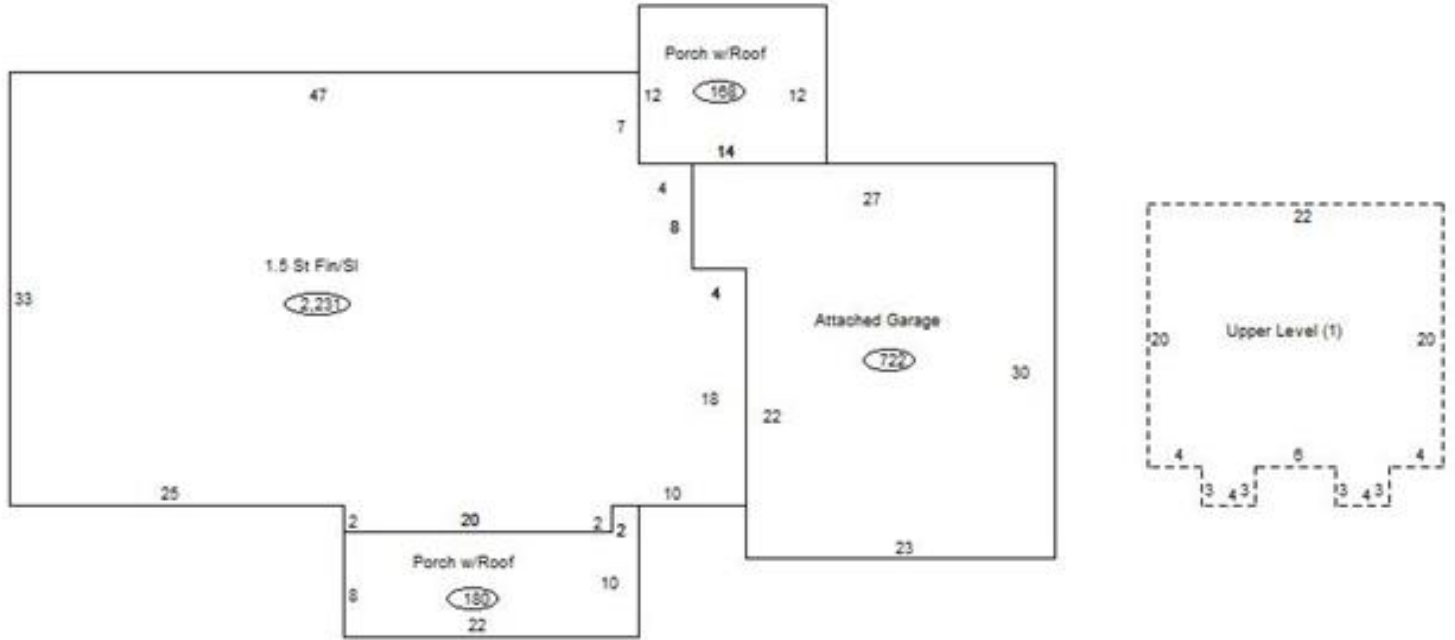
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Sketch Image

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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	1,767	1.263	2,231
2	G	1		13	Attached Garage	722	1.000	722
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	168	1.000	168
5	U	^UL		13	Upper Level (1)	464	1.000	464
Total Building Area						1,767		2,231



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	24x30x720	Concrete	Formed Metal	720	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary			Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (37.29 x 720)		26,849		26,849	805	26,044
	PRCH	Porch	10x30x300	Concrete		300	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary			Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (25.99 x 300)		7,797		7,797	780	7,017
	STF	STG FAIR	10x10x0			100	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 100)		468		468	468	