



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 660022965 Parcel ID 000000-00-0-00193-005-0001 Cadastral ID 27-21-14-03880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263019 BROWN, ROGER D & VIRGINIA P TRUSTEES 7809 N 160 E AVE OWASSO OK 74055-0000 Parcel Location Situs 07809 N 160TH E AVE Subdivision CORNERSTONE ADDITION 5 Lot/Block 0001 / 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: 36.26747364 -95.79492994																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0411	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,350.00 x 2.63 = 119,492	
Factor Value		
Adjustments	1.0000	
Lot Value	119,492	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,928 / 1,928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,928
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

Cost Approach		Manual : 01/2025	
Base Cost	108.34	Total Misc Impr	+ 16,355
Roofing Adj	+ 4.74	Garage Cost	+ 19,650
Subfloor Adj	+ -2.23	Total RCN	= 289,595
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 81,087
Plumbing Adj	+ 8.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,508
Adj Base Cost	= 131.53	Lot Value	+ 119,492
Total Area	x 1,928	Indicated Value	= 328,000
Adjusted Cost	= 253,590	Value Per SqFt	170.12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,558	126.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	332,760		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,508		
Lot Value	119,492		
Indicated Value	328,000	170.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	328,000	170.12	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	56676		88	88	26.65		2,345
PRCH	SLAB PORCH - COVERED	56677	27x12		324	25.91		8,395



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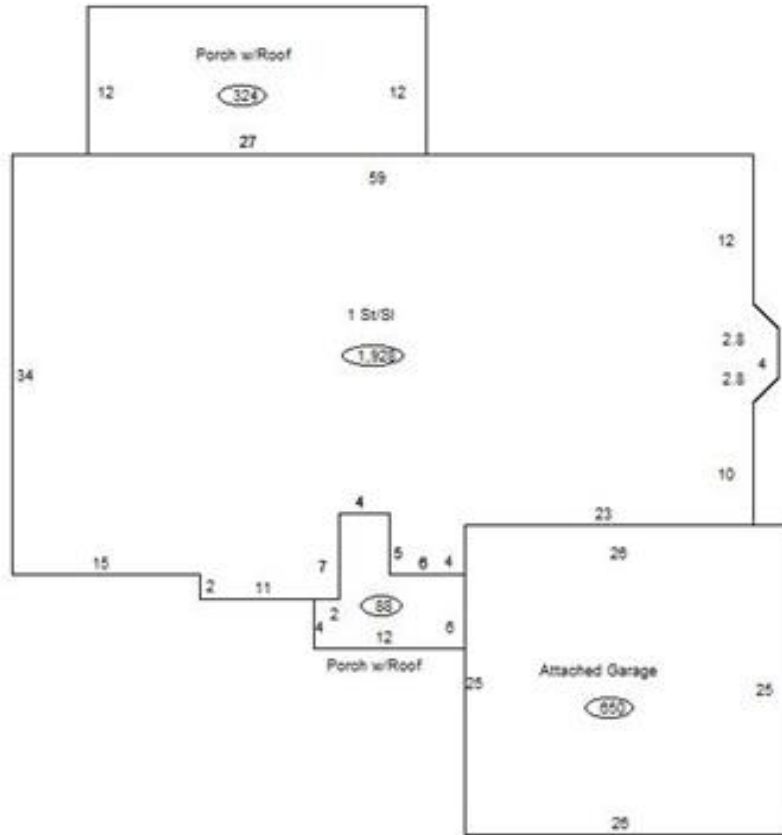
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,928	1.000	1,928
2	G	1		13	Attached Garage	650	1.000	650
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						1,928		1,928



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 160)		749		749		749