



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660072205 <b>Parcel ID</b> 000000-00-0-00194-001-0008 <b>Cadastral ID</b> 27-21-14-04080 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 270450 ARNETT, DANIEL W & SANDRA L  16089 E 77TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16089 E 77TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 6 <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26545783 -95.79459867																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9925	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,232.00 x 2.70 = 116,726	
Factor Value		
Adjustments	1.0000	
Lot Value	116,726	

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	2,028 / 2,028
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,028
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	107.15	Total Misc Impr	+ 17,942
Roofing Adj	+ 4.68	Garage Cost	+ 14,049
Subfloor Adj	+ -2.19	Total RCN	= 295,489
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 67,962
Plumbing Adj	+ 7.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 227,527
Adj Base Cost	= 129.93	Lot Value	+ 116,726
Total Area	x 2,028	Indicated Value	= 344,253
Adjusted Cost	= 263,498	Value Per SqFt	169.75

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	282,387 139.24 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	339,350 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	227,527
Lot Value	116,726
Indicated Value	344,253 169.75 Per SqFt
Agland Value	
Site Improvements	48,402
Total Value	392,655 193.62 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	85756		77	77	26.69		2,055
PRCH	SLAB PORCH - COVERED	85757	20x20		400	25.68		10,272



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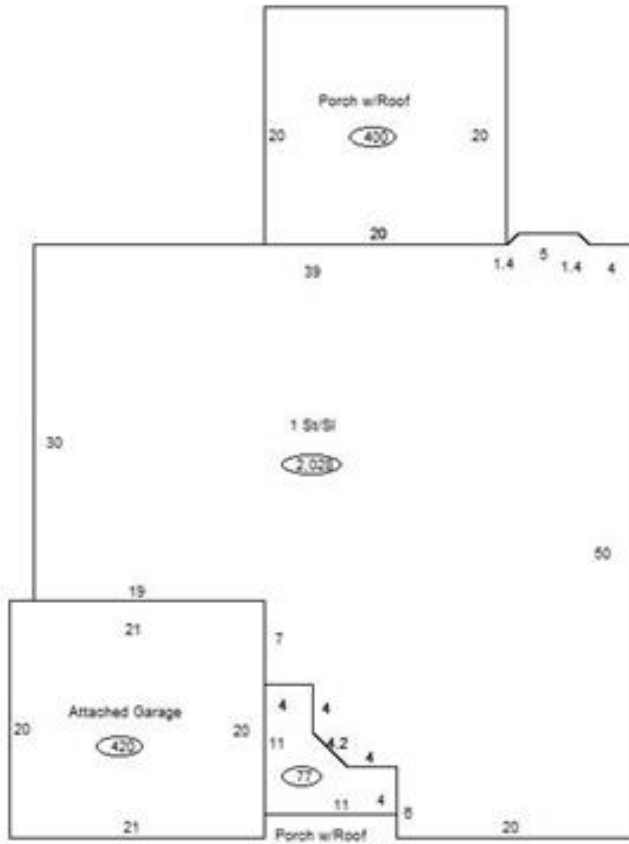
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### Sketch Image

660072205



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,028	1.000	2,028
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PRCH		13	SLBC	400	1.000	400
<b>Total Building Area</b>						2,028		2,028



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year 2005	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.89 x 2,000)	53,780	53,780	5,378	48,402