



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:01:59
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Assessment Data					Primary Image																																																																																																																				
Account 660072880 Parcel ID 21N15E-18-2-00000-000-0000 Cadastral ID 18-21-15-00523 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 300844 BURT, JAMES HENRY & SHARON KAY-TRUSTEES PO BOX 723 OWASSO OK 74055-0000 Parcel Location Situs 04380 E 490 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 18 / 21 / 15 / 2 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\\\tsclient\C\Users\rln\Pictures\2018-09-10\IMG_0048.JPG 9/11/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.30650039 -95.75092719 TR IN NE NW DESC AS; COMM NW/C NE NW, TH E 672' TO POB, TH CONT E 322', S 676.24', W 322', N 675.76' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,715 / 3,245
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,715
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	875 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 16



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	111.37	Total Misc Impr	+	18,670			
Roofing Adj	+ 5.43	Garage Cost	+	44,984			
Subfloor Adj	+ -3.73	Total RCN	=	518,960			
Heat/Cool Adj	+ 18.45	Depreciation (17%)	-	88,223			
Plumbing Adj	+ 8.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	430,737			
Adj Base Cost	= 140.31	Lot Value	+				
Total Area	x 3,245	Indicated Value	=	430,737			
Adjusted Cost	= 455,306	Value Per SqFt		132.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,737		
Lot Value			
Indicated Value	430,737	132.74	Per SqFt
Agland Value	180		
Site Improvements	50,384		
Total Value	481,301	148.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86498	396		396	35.59		14,094
PATO	SLAB PORCH - OPEN	86499	12x9		108	15.94		1,722
PRCH	SLAB PORCH - COVERED	86500	11x7		77	37.07		2,854



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,920
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (26.04 x 1,920)	49,997		49,997	2,500	47,497
	LF	LOAFING SHED	0x0x0			560
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 560)	2,386		2,386	358	2,028
	STF	STG FAIR	0x0x0			216
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 216)	1,011		1,011	152	859



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			5.000	36	36	180	180
NTV PST Totals						5.000			180	180
Total Agland						5.000			180	180