



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:05:30  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098366 <b>Parcel ID</b> 21N14E-11-2-00638-001-0008 <b>Cadastral ID</b> 11-21-14-02510 <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> 317445 TOLBART, STEPHEN T & CHRISTINE A  16225 E 115TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16225 E 115TH ST N <b>Subdivision</b> QUAILBROOK EST PHASE I <b>Lot/Block</b> 0008 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1042 - R-V03-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																	
<b>Legal Description</b> Lat/Long: 36.32133664 -95.79278210																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5939		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,871.00 x 4.21 = 108,946		
Factor Value			
Adjustments	1.0000		
Lot Value	108,946		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	730 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	318,347	152.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	390,390		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.91	Total Misc Impr	+ 9,464
Roofing Adj	+ 5.32	Garage Cost	+ 27,163
Subfloor Adj	+ -3.40	Total RCN	= 322,908
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 25,833
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 297,075
Adj Base Cost	= 136.78	Lot Value	+ 108,946
Total Area	x 2,093	Indicated Value	= 406,021
Adjusted Cost	= 286,281	Value Per SqFt	193.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	297,075		
Lot Value	108,946		
Indicated Value	406,021	193.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	406,021	193.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128090	17x10		170	28.92		4,916
PRCH	SLAB PORCH - COVERED	128091	157		157	28.97		4,548



# Rogers

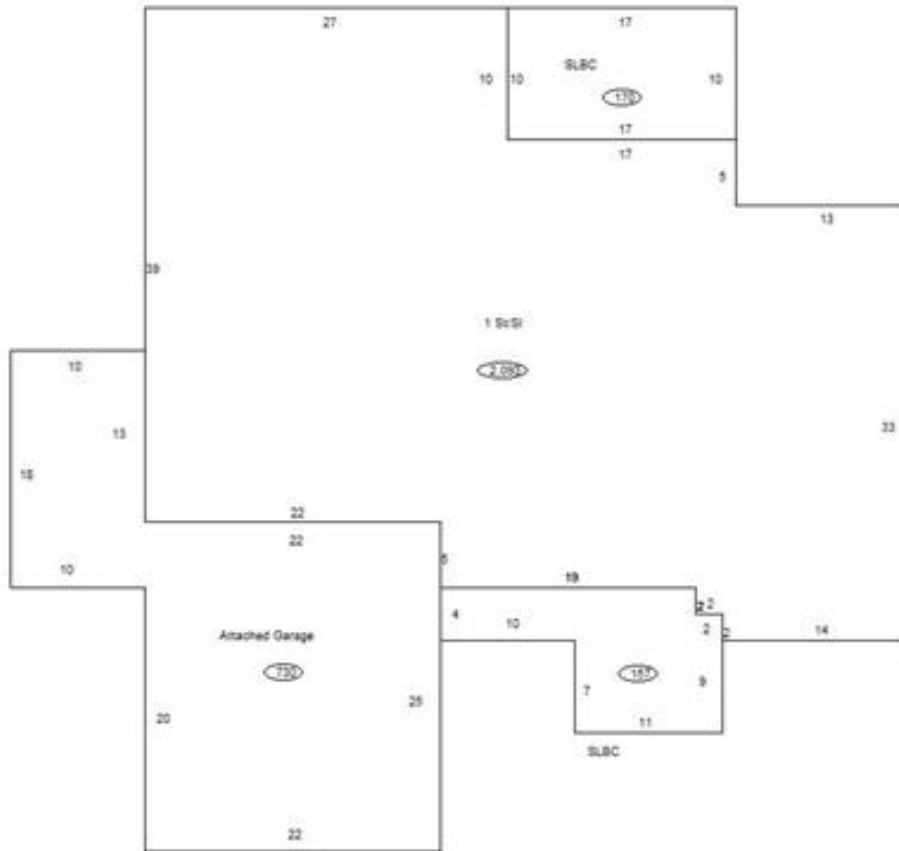
## Assessment Property Record Card for Tax Year 2026

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Sketch Image

660098366



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,093	1.000	2,093
2	G	1		10	Attached Garage	730	1.000	730
3	M	PRCH		10	SLBC	170	1.000	170
4	M	PRCH		10	SLBC	157	1.000	157
<b>Total Building Area</b>						<b>2,093</b>		<b>2,093</b>