




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:20:59  
 Page 1

Assessment Data					Primary Image																																																					
<b>Account</b> 660109140 <b>Parcel ID</b> 000959-0003-009-0-000-00 <b>Cadastral ID</b> 14-21-14-04240 <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> 348237 MILLS, JAMES RUSSELL & BOBBIE LEANN  16291 E 103RD ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16291 E 103RD ST N <b>Subdivision</b> WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) <b>Lot/Block</b> 0009 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 5 <b>Neighborhood</b> 1042 - R-V03-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660109140_001.JPG 1/7/2026</p>																																																					
<b>Legal Description</b> Lat/Long: 36.30368251 -95.79256125 LOT 9 BLOCK 3 THE WOODLANDS AT ELM CREEK BLOCKS 1-5																																																										
<b>Exemptions</b>					<b>Building Permits</b>																																																					
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Lot Data	Square-Foot - NBHD 1042 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5083	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	22,141.00 x 4.21 = 93,238	
Factor Value		
Adjustments	1.4045	
Lot Value	130,957	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,298 / 2,298
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,298
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	757 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.76	Total Misc Impr	+	17,088			
Roofing Adj	+ 5.22	Garage Cost	+	35,306			
Subfloor Adj	+ -3.40	Total RCN	=	341,459			
Heat/Cool Adj	+ 14.47	Depreciation ( 1%)	-	3,415			
Plumbing Adj	+ 5.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	338,044			
Adj Base Cost	= 125.79	Lot Value	+	130,957			
Total Area	x 2,298	Indicated Value	=	469,001			
Adjusted Cost	= 289,065	Value Per SqFt		204.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	338,044		
Lot Value	130,957		
Indicated Value	469,001	204.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	469,001	204.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	192466	184		184	28.86		5,310
PATC	Patio - Covered	192467	16x12		192	20.96		4,024
PATO	Patio - Open	192468	29x5		145	12.46		1,807
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947

