



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660109161 Parcel ID 000959-0005-008-0-000-00 Cadastral ID 14-21-14-04450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347418 RICHARDSON, CRYSTAL D & ROY S 16324 E 102ND ST N OWASSO OK 74055-0000 Parcel Location Situs 16324 E 102ND ST N Subdivision WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) Lot/Block 0008 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660109161_001.JPG 6/5/2025</p>																																																																
Legal Description Lat/Long: 36.30191582 -95.79094506 LOT 8 BLOCK 5 THE WOODLANDS AT ELM CREEK BLOCKS 1-5																																																																					
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5839		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	25,436.00 x 4.21 = 107,114		
Factor Value			
Adjustments	1.5091		
Lot Value	161,646		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,407 / 2,407
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,407
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	731 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	103.55	Total Misc Impr	+ 15,617
Roofing Adj	+ 5.19	Garage Cost	+ 34,094
Subfloor Adj	+ -3.40	Total RCN	= 354,317
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,543
Plumbing Adj	+ 6.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 350,774
Adj Base Cost	= 126.55	Lot Value	+ 161,646
Total Area	x 2,407	Indicated Value	= 512,420
Adjusted Cost	= 304,606	Value Per SqFt	212.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,774		
Lot Value	161,646		
Indicated Value	512,420	212.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	512,420	212.89	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	172273	189		189	28.84	5,451
PATC	Patio - Covered	172274	17x12		204	20.68	4,219
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13	5,947



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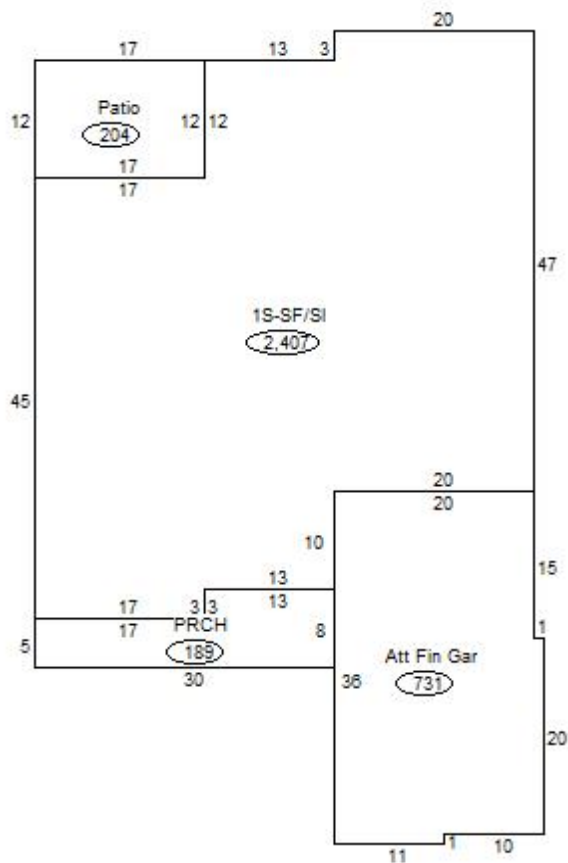
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Sketch Image

660109161



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,407	1.000	2,407
2	G	5		20	Att Fin Gar	731	1.000	731
3	M	PRCH		20	PRCH	189	1.000	189
4	M	PATC		20	Patio	204	1.000	204
Total Building Area						2,407		2,407