



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 660109164 Parcel ID 000959-0005-011-0-000-00 Cadastral ID 14-21-14-04480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347415 SWARTZ, ROBERT & ANNE 16306 E 102ND ST N OWASSO OK 74055-0000 Parcel Location Situs 16306 E 102ND ST N Subdivision WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) Lot/Block 0011 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660109164_001.JPG 6/6/2025</p>																																																																
Legal Description Lat/Long: 36.30162844 -95.79225270 LOT 11 BLOCK 5 THE WOODLANDS AT ELM CREEK BLOCKS 1-5																																																																					
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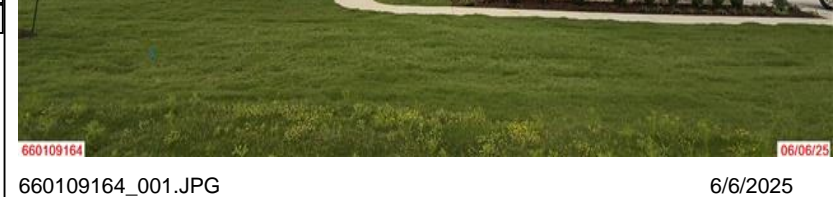
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Lot Data	Square-Foot - NBHD 1042 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5084	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	22,145.00 x 4.21 = 93,255	
Factor Value		
Adjustments	1.5495	
Lot Value	144,499	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	65% Frame, Siding, Wood 35% Veneer, Masonry
Base/Total Area	2,418 / 2,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,418
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	814 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	103.89	Total Misc Impr	+	16,415			
Roofing Adj	+ 5.19	Garage Cost	+	37,965			
Subfloor Adj	+ -3.40	Total RCN	=	361,127			
Heat/Cool Adj	+ 14.47	Depreciation (1%)	-	3,611			
Plumbing Adj	+ 6.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	357,516			
Adj Base Cost	= 126.86	Lot Value	+	144,499			
Total Area	x 2,418	Indicated Value	=	502,015			
Adjusted Cost	= 306,747	Value Per SqFt		207.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,516		
Lot Value	144,499		
Indicated Value	502,015	207.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	502,015	207.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172291	181		181	28.88		5,227
PATC	Patio - Covered	172292	23x13		299	17.53		5,241
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947



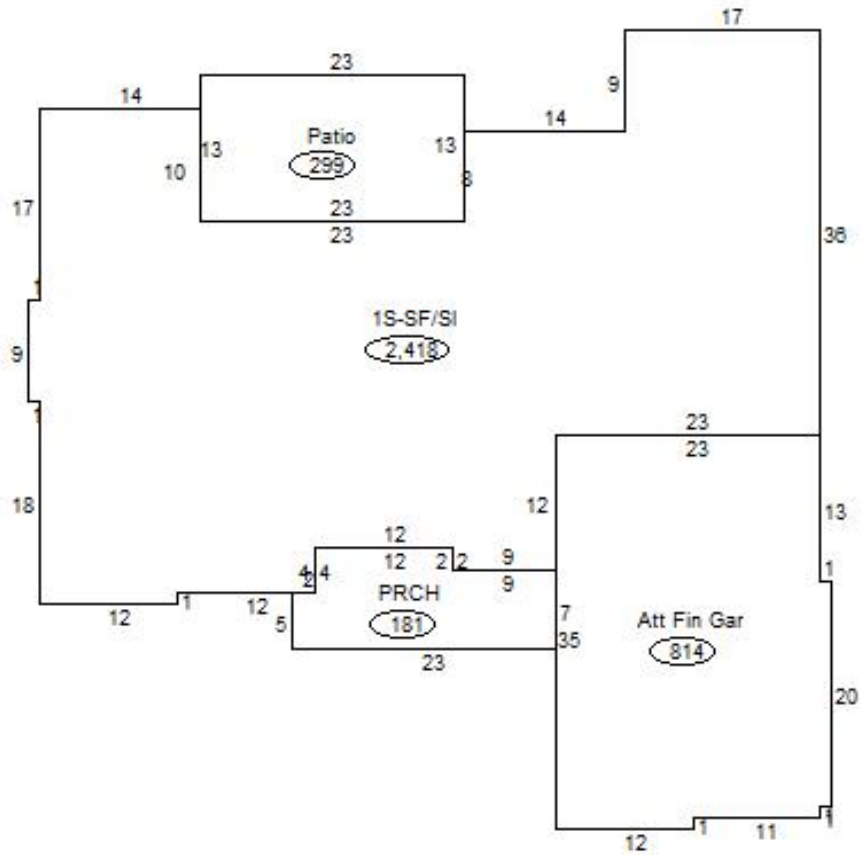
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Sketch Image

660109164



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,418	1.000	2,418
2	G	5		20	Att Fin Gar	814	1.000	814
3	M	PRCH		20	PRCH	181	1.000	181
4	M	PATC		20	Patio	299	1.000	299
Total Building Area						2,418		2,418