



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																	
Account 660109165 Parcel ID 000959-0005-012-0-000-00 Cadastral ID 14-21-14-04490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348176 SPICKELMIER, EARL & RUTH REVOCABLE TRUST 16208 E 102ND ST N OWASSO OK 74055-0000 Parcel Location Situs 16208 E 102ND ST N Subdivision WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) Lot/Block 0012 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.30162904 -95.79270215 LOT 12 BLOCK 5 THE WOODLANDS AT ELM CREEK BLOCKS 1-5										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24 295</td> <td>NEW SFR 3581 SQ FT</td> <td>09/2024</td> <td>06/2025</td> <td>478,719</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 295	NEW SFR 3581 SQ FT	09/2024	06/2025	478,719																														
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4921		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	21,435.00 x 4.21 = 90,265		
Factor Value			
Adjustments	1.1365		
Lot Value	102,586		



660109165_001.JPG 6/6/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,965 / 2,965
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,965
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	824 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	414,927		
Lot Value	102,586		
Indicated Value	517,513	174.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	517,513	174.54	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.16	Total Misc Impr	+	22,218
Roofing Adj	+ 5.02	Garage Cost	+	38,431
Subfloor Adj	+ -3.22	Total RCN	=	419,118
Heat/Cool Adj	+ 14.47	Depreciation (1%)	-	4,191
Plumbing Adj	+ 5.47	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	414,927
Adj Base Cost	= 120.90	Lot Value	+	102,586
Total Area	x 2,965	Indicated Value	=	517,513
Adjusted Cost	= 358,469	Value Per SqFt		174.54

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172295	291		291	28.50		8,294
PATC	Patio - Covered	172296	24x15		360	17.17		6,181
PATO	Patio - Open	172297	16x9		144	12.47		1,796
FPPF	Fireplace - Prefabricated			1 2025	1	5,947.13		5,947



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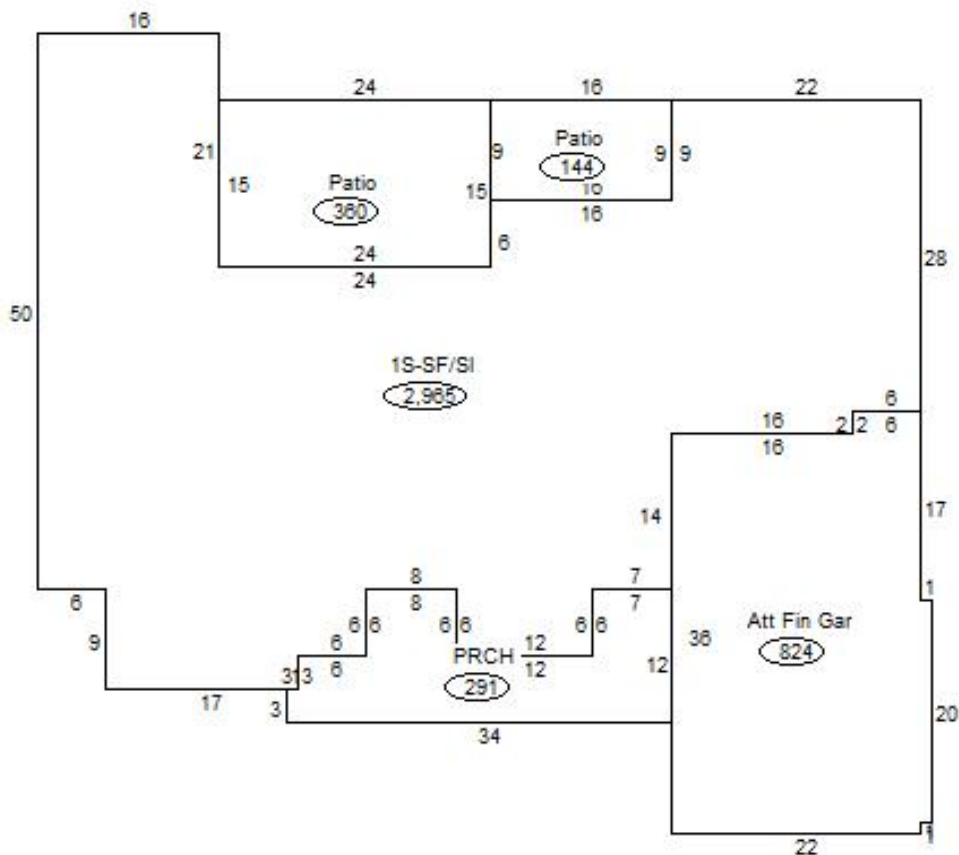
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,965	1.000	2,965
2	G	5		20	Att Fin Gar	824	1.000	824
3	M	PRCH		20	PRCH	291	1.000	291
4	M	PATC		20	Patio	360	1.000	360
5	M	PATO		20	Patio	144	1.000	144
Total Building Area						2,965		2,965