



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:28:33
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Assessment Data					Primary Image																																																																																																																				
Account 660002164 Parcel ID 21N14E-03-1-00000-000-0000 Cadastral ID 03-21-14-00600 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 300448 RUTTMAN, BRADLEY D & STEPHANIE K TRUSTEES RUTTMAN 2024 TRUST 11500 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 15720 E 126TH ST N Subdivision Lot/Block / Parcel Size 1.65 - Acres Sec/Twn/Rng 3 / 21 / 14 / 1 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33602142 -95.79839368																																																																																																																									
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	1.65		
Non-Ag Acres	1.691		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	73,662.00 x .80 = 58,611		
Factor Value			
Adjustments	2.0314		
Lot Value	119,062		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	952 / 1,117
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	952
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	336 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	107,562 96.30 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	89.92	Total Misc Impr	+	3,906
Roofing Adj	+ 3.65	Garage Cost	+	8,766
Subfloor Adj	+ 0.00	Total RCN	=	133,699
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	66,850
Plumbing Adj	+ 4.48	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	66,849
Adj Base Cost	= 108.35	Lot Value	+	119,062
Total Area	x 1,117	Indicated Value	=	185,911
Adjusted Cost	= 121,027	Value Per SqFt		166.44

Value Reconciliation

Selected Approach	Cost Approach
Improvements	66,849
Lot Value	119,062
Indicated Value	185,911 166.44 Per SqFt
Agland Value	
Site Improvements	13,264
Total Value	199,175 178.31 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5920	14x7		98	20.98		2,056
PATO	SLAB PORCH - OPEN	5921	28x7		196	9.44		1,850



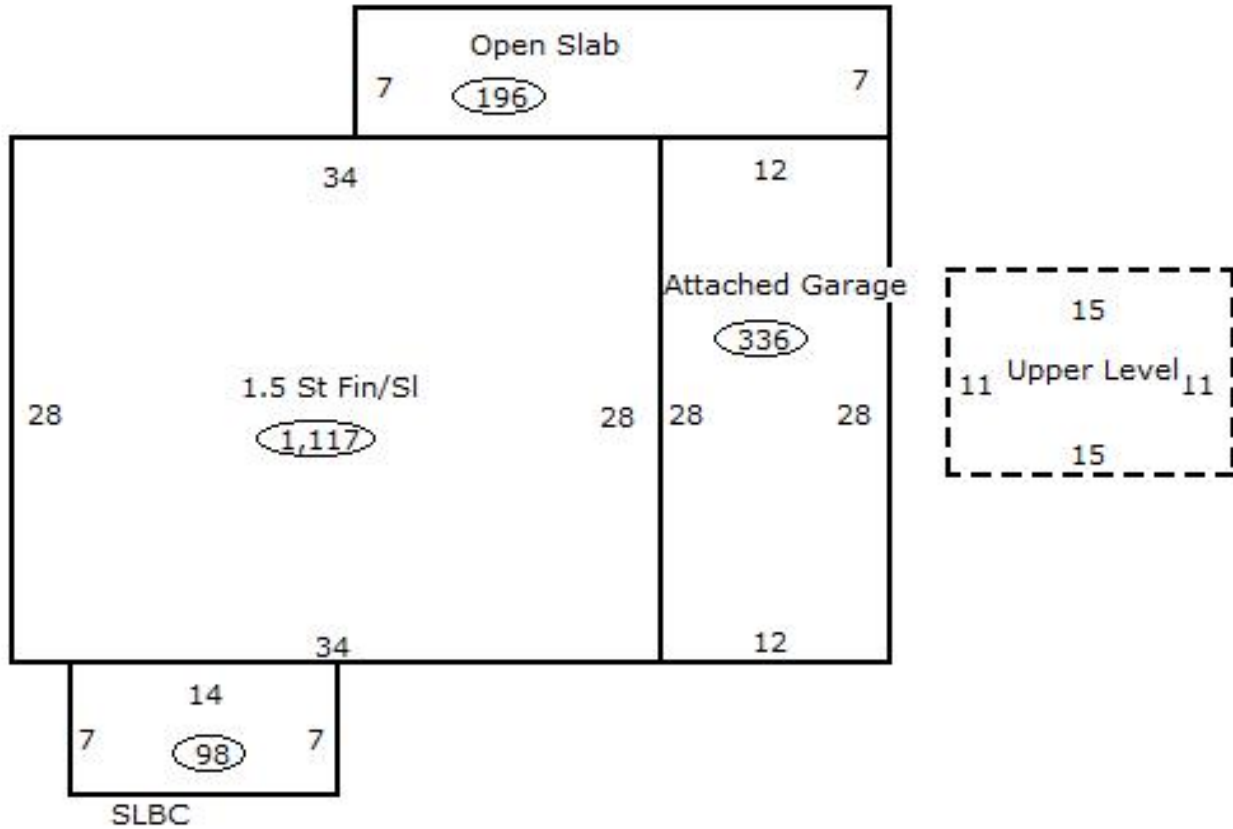
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	952	1.173	1,117
2	G	1		13	Attached Garage	336	1.000	336
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PATO		13	Open Slab	196	1.000	196
5	U	^UL		13	Upper Level	165	1.000	165
Total Building Area						952		1,117



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	24x18x0			432
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 432)	2,022		2,022	2,022
	GRDT	GARAGE - DETACHED	0x0x0			594
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (39.04 x 594)	23,190		23,190	10,436
	CP	CARPORT DIRT	0x0x0			324
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 324)	1,134		1,134	624
						510