



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 660014297 Parcel ID 21N14E-15-1-00000-000-0000 Cadastral ID 15-21-14-01700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 141304 KINSEY, GEORGE HAROLD 15810 E 106TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15810 106TH ST Subdivision Lot/Block / Parcel Size 3.5 - Acres Sec/Twn/Rng 15 / 21 / 14 / 1 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30688931 -95.79822021 W 517', E 1320', N 484' NE NE LESS E 180' THEREOF																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	3.5	
Non-Ag Acres	3.6566	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	159,283.00 x .40 = 63,031	
Factor Value		
Adjustments	1.0000	
Lot Value	63,031	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,616 / 1,616
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	1,616
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 56



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	159,838	98.91	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	108.50	Total Misc Impr	+	7,586	
Roofing Adj	+ 4.36	Garage Cost	+	12,487	
Subfloor Adj	+ -1.15	Total RCN	=	206,172	
Heat/Cool Adj	+ 0.00	Depreciation (62%)	-	127,827	
Plumbing Adj	+ 3.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	78,345	
Adj Base Cost	= 115.16	Lot Value	+	63,031	
Total Area	x 1,616	Indicated Value	=	141,376	
Adjusted Cost	= 186,099	Value Per SqFt		87.49	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,345		
Lot Value	63,031		
Indicated Value	141,376	87.49	Per SqFt
Agland Value			
Site Improvements	3,678		
Total Value	145,054	89.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	34247	13x8		104	23.94		2,490



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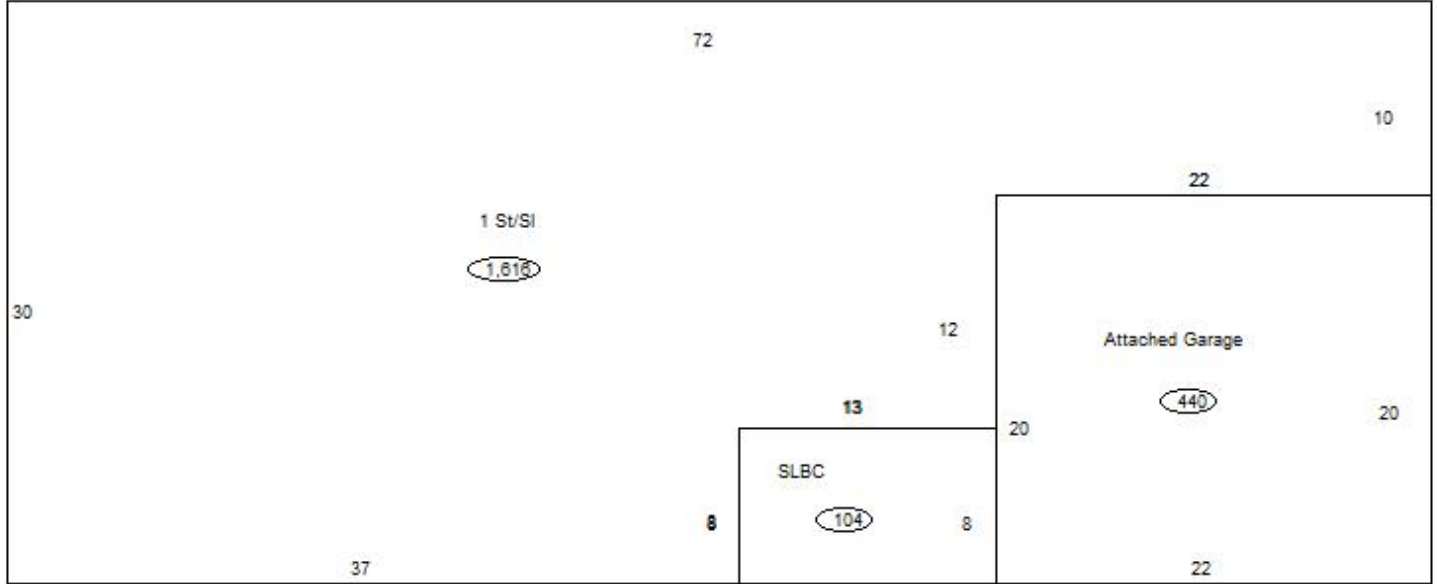
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Sketch Image

660014297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,616	1.000	1,616
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	104	1.000	104
Total Building Area						1,616		1,616



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			540
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (10.48 x 540)		5,659		5,659 1,981		3,678