




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014335 Parcel ID 000000-00-0-00549-002-0007 Cadastral ID 15-21-14-02350 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 213804 WRIGHT, RICHARD A 15417 E 102ND ST N OWASSO OK 74055-5210 Parcel Location Situs 15417 E 102ND ST N Subdivision O'DONNELL ACRES Lot/Block 0007 / 0002 Parcel Size 2.51 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0061.JPG 9/6/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.30166340 -95.79931606 LOT 7 BLOCK 2 O'DONNELL ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.4229	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	105,540.00 x 1.14 = 119,803	
Factor Value		
Adjustments	1.0000	
Lot Value	119,803	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,088 / 1,952
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	744 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 59



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,903	98.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	263,420 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	77.30	Total Misc Impr	+	15,149			
Roofing Adj	+ 2.34	Garage Cost	+	16,227			
Subfloor Adj	+ 1.36	Total RCN	=	222,243			
Heat/Cool Adj	+ 10.30	Depreciation (66%)	-	146,680			
Plumbing Adj	+ 6.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,563			
Adj Base Cost	= 97.78	Lot Value	+	119,803			
Total Area	x 1,952	Indicated Value	=	195,366			
Adjusted Cost	= 190,867	Value Per SqFt		100.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,563		
Lot Value	119,803		
Indicated Value	195,366	100.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,366	100.09	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	34399	24x8		192	20.69		3,972
EPSW	ENCLOSED PORCH - SOLID WALL	34400	15x8		120	55.00		6,600



Rogers

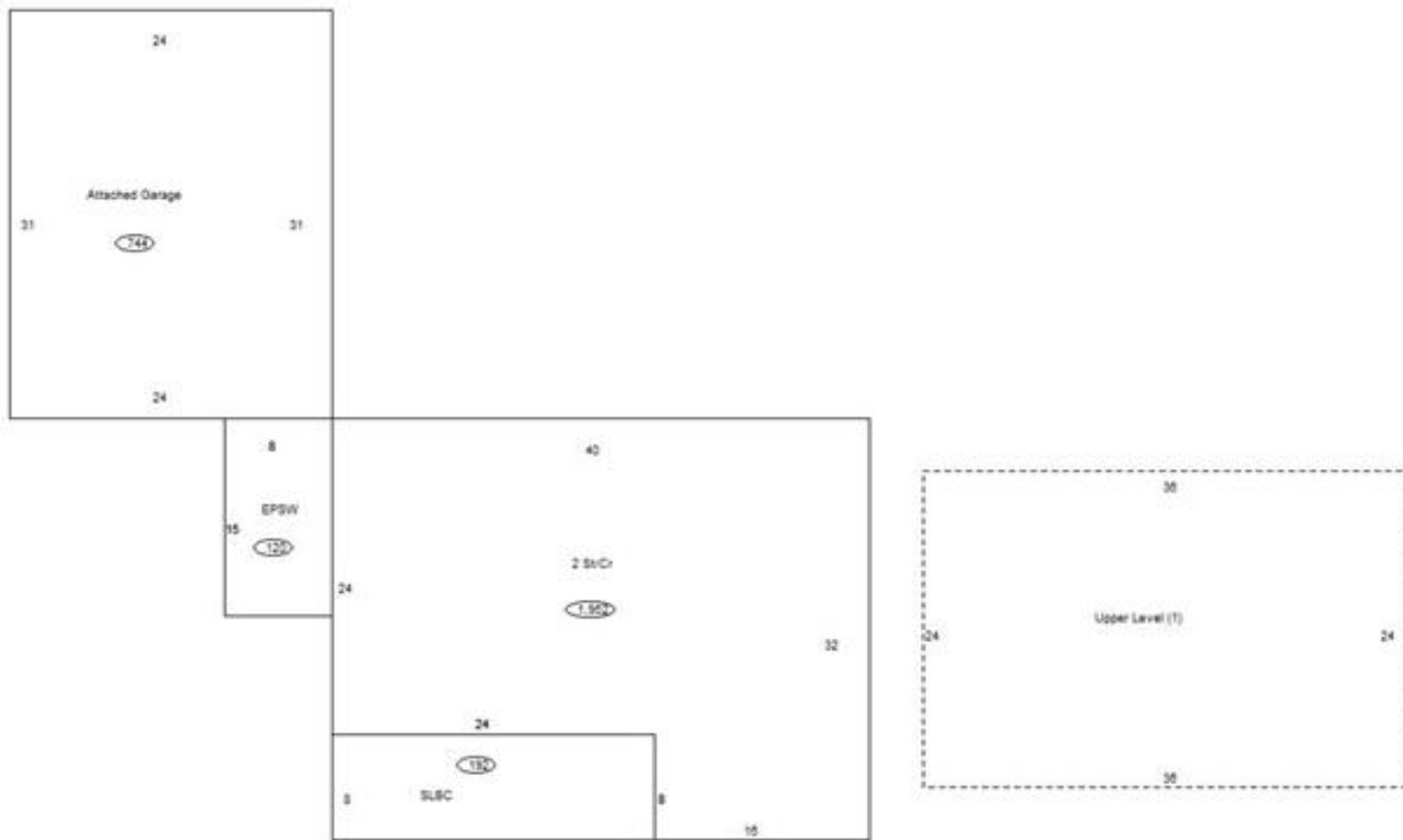
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Sketch Image

660014335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	1,088	1.794	1,952
2	G	1		10	Attached Garage	744	1.000	744
3	M	PRCH		10	SLBC	192	1.000	192
4	M	EPSW		10	EPSW	120	1.000	120
5	U	^UL		10	Upper Level (1)	864	1.000	864
Total Building Area						1,088		1,952