



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014351 <b>Parcel ID</b> 000000-00-0-00549-003-0005 <b>Cadastral ID</b> 15-21-14-02520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 137274 WALKER, RANDALL S & PAMELA  15602 E 101ST ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15602 E 101ST ST N ST <b>Subdivision</b> O'DONNELL ACRES <b>Lot/Block</b> 0005 / 0003 <b>Parcel Size</b> 2.281 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1118 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0036.JPG 9/6/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.29890143 -95.79934282 LOT 5 BLOCK 3 O'DONNELL ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.2637 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 98,606.00 x 1.18 = 116,682 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 116,682		 <p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0036.JPG 9/6/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	70% Frame, Siding, Wood 30% Veneer, Masonry
<b>Base/Total Area</b>	1,966 / 3,932
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,168 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1979 / 34

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	74.73	<b>Total Misc Impr</b>	+ 55,373
<b>Roofing Adj</b>	+ 2.14	<b>Garage Cost</b>	+ 29,971
<b>Subfloor Adj</b>	+ 0.55	<b>Total RCN</b>	= 452,553
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 199,123
<b>Plumbing Adj</b>	+ 4.50	<b>Lump Sums</b>	+ 13,929
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 267,359
<b>Adj Base Cost</b>	= 93.39	<b>Lot Value</b>	+ 116,682
<b>Total Area</b>	x 3,932	<b>Indicated Value</b>	= 384,041
<b>Adjusted Cost</b>	= 367,209	<b>Value Per SqFt</b>	97.67

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	402,584	102.39	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	478,590 Per SqFt

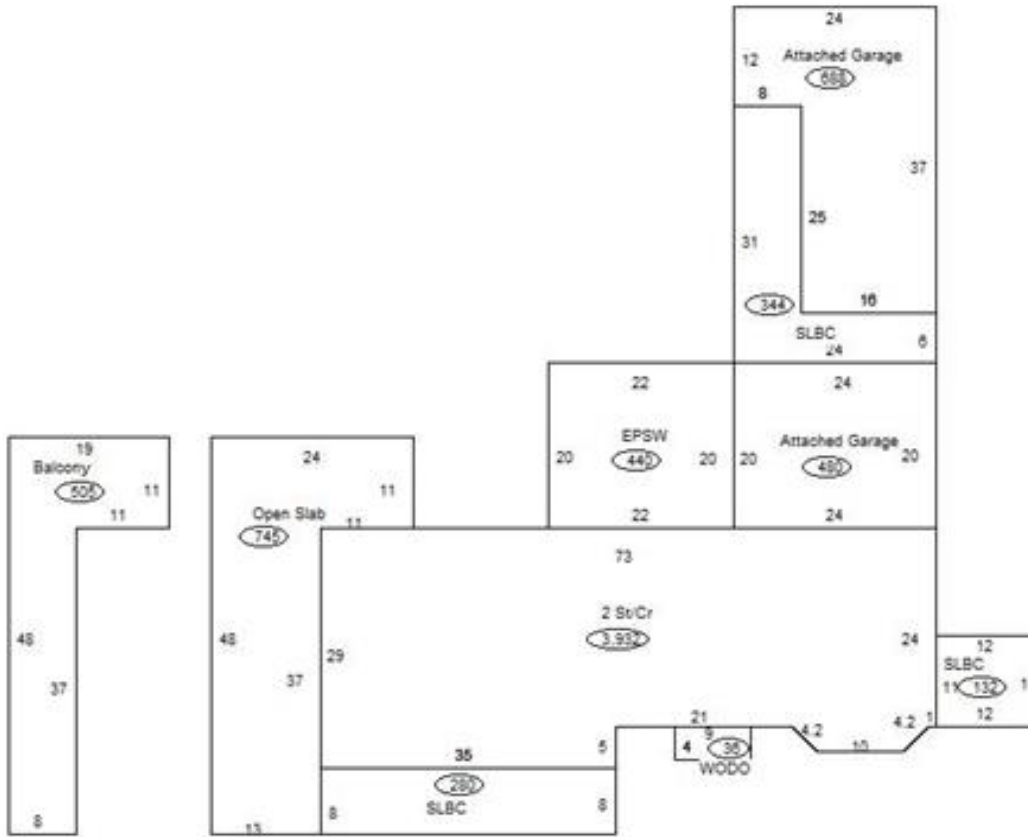
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	267,359		
<b>Lot Value</b>	116,682		
<b>Indicated Value</b>	384,041	97.67	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	31,203		
<b>Total Value</b>	415,244	105.61	Total Value Per SqFt

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
EPSW	ENCLOSED PORCH - SOLID WALL	34456	440		440	60.41		26,580
WODO	WOOD DECK - OPEN	34457	9x4		36	28.69	50%	516
PRCH	SLAB PORCH - COVERED	34458	344		344	23.16		7,967
PATO	SLAB PORCH - OPEN	34460	745		745	8.13		6,057
BALW	BALCONY - WOOD	34461	505		505	26.56		13,413
PRCH	SLAB PORCH - COVERED	34462	35x8		280	23.31		6,527
PRCH	SLAB PORCH - COVERED	34464	12x11		132	23.83		3,146



Sketch Image

660014351



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Attached Garage	480	1.000	480
2	M	EPSW		20	EPSW	440	1.000	440
3	M	WODO		20	WODO	36	1.000	36
4	M	PRCH		20	SLBC	344	1.000	344
5	G	1		20	Attached Garage	688	1.000	688
6	M	PATO		20	Open Slab	745	1.000	745
7	M	BALW		20	Balcony	505	1.000	505
8	M	PRCH		20	SLBC	280	1.000	280
9	R	2	Crawl	20	2 St/Cr	1,966	2.000	3,932
10	M	PRCH		20	SLBC	132	1.000	132
<b>Total Building Area</b>						1,966		3,932



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2008	Eff Age 14		
	<b>Valuation Summary</b> Base Cost (28.71 x 1,500) 43,065		<b>Modifier Total</b>	<b>RCN</b> 43,065	<b>Depr (31% Phys/ % Func)</b> 13,350	<b>RCNLD</b> 29,715
	LT	LEAN-TO	0x0x0			64
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 64) 187		<b>Modifier Total</b>	<b>RCN</b> 187	<b>Depr (25% Phys/ % Func)</b> 47	<b>RCNLD</b> 140
	STA	STG AVG	0x0x0			256
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (7.02 x 256) 1,797		<b>Modifier Total</b>	<b>RCN</b> 1,797	<b>Depr (25% Phys/ % Func)</b> 449	<b>RCNLD</b> 1,348