



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:30:29  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014371 <b>Parcel ID</b> 000000-00-0-00549-004-0001 <b>Cadastral ID</b> 15-21-14-02720 <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> 137604 MATCZAK, TIMOTHY J &  JEAN M 15639 E 96 ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 15639 E 96TH ST N <b>Subdivision</b> O'DONNELL ACRES <b>Lot/Block</b> 0001 / 0004 <b>Parcel Size</b> 2.061 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29352079 -95.79826196					<b>Building Permits</b> <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>R2015 09 2</td> <td>R16-NEW 30X30 900 SQ FT POLE BAR</td> <td>09/2015</td> <td>11/2015</td> <td>14,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 09 2	R16-NEW 30X30 900 SQ FT POLE BAR	09/2015	11/2015	14,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.3112	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	100,675.00 x 1.17 = 117,613	
Factor Value		
Adjustments	1.0000	
Lot Value	117,613	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,610 / 2,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,610
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\C\TOMS PC PICS\2018-06-20 06-20-2018\06-20-2018 02 6/21/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	249,628 95.64 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	304,500 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.12	Total Misc Impr	+ 11,006				
Roofing Adj	+ 4.07	Garage Cost	+ 12,100				
Subfloor Adj	+ -1.07	Total RCN	= 343,562				
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 151,167				
Plumbing Adj	+ 8.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 192,395				
Adj Base Cost	= 122.78	Lot Value	+ 117,613				
Total Area	x 2,610	Indicated Value	= 310,008				
Adjusted Cost	= 320,456	Value Per SqFt	118.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,395		
Lot Value	117,613		
Indicated Value	310,008	118.78	Per SqFt
Agland Value			
Site Improvements	26,194		
Total Value	336,202	128.81	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	34531		168	168	23.69		3,980
PATO	SLAB PORCH - OPEN	34532		16x12	192	10.05		1,930



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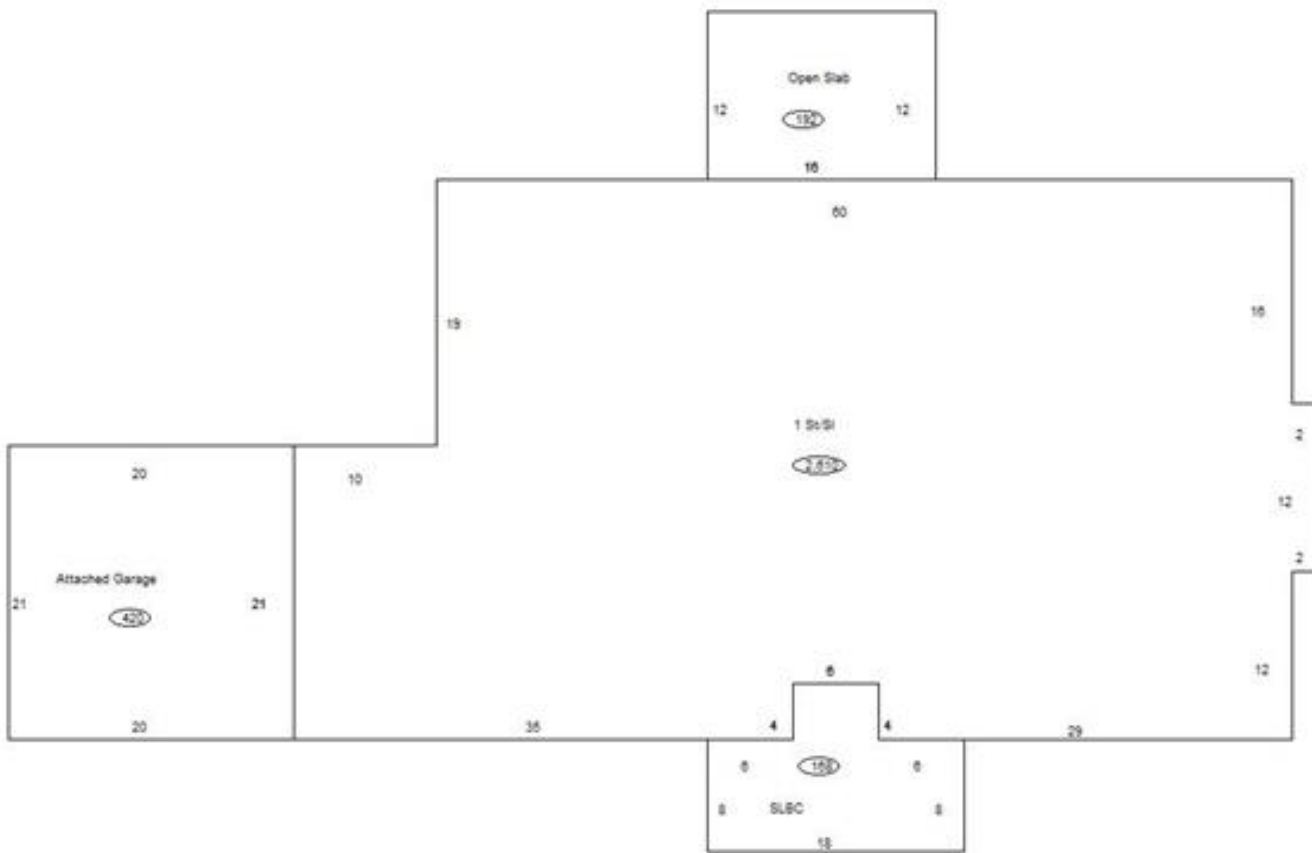
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,610	1.000	2,610
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PATO		10	Open Slab	192	1.000	192
<b>Total Building Area</b>						<b>2,610</b>		<b>2,610</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 3	Cond 3	Year 2015	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (34.24 x 900)	30,816	30,816	4,622	26,194