



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660014462 Parcel ID 000000-00-0-00954-001-0005 Cadastral ID 15-21-14-03630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342587 LARUE REVOCABLE FAMILY TRUST 15315 E 104TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15315 E 104TH ST Subdivision WOODLAND VIEW Lot/Block 0005 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30485633 -95.80241887																																																																																																																									
E/2 LOT 5 BLOCK 1 WOODLAND VIEW					Building Permits <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>R20 000026</td> <td>R21- NEW ADD ON/REMODEL</td> <td>01/2020</td> <td>06/2020</td> <td>3,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000026	R21- NEW ADD ON/REMODEL	01/2020	06/2020	3,500																																																																																																						
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	2.42	
Non-Ag Acres	2.4039	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	104,714.00 x 1.14 = 119,431	
Factor Value		
Adjustments	1.0000	
Lot Value	119,431	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,360 / 3,408
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,360
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0057. 9/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	331,061	97.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	353,100		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	263,947		
Lot Value	119,431		
Indicated Value	383,378	112.49	Per SqFt
Agland Value			
Site Improvements	49,566		
Total Value	432,944	127.04	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.42	Total Misc Impr	+	50,548			
Roofing Adj	+ 3.15	Garage Cost	+				
Subfloor Adj	+ -1.51	Total RCN	=	439,912			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	175,965			
Plumbing Adj	+ 4.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	263,947			
Adj Base Cost	= 114.25	Lot Value	+	119,431			
Total Area	x 3,408	Indicated Value	=	383,378			
Adjusted Cost	= 389,364	Value Per SqFt		112.49			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	34878		189	189	26.34		4,978
EPSW	ENCLOSED PORCH - SOLID WALL	34879		603	603	66.26		39,955



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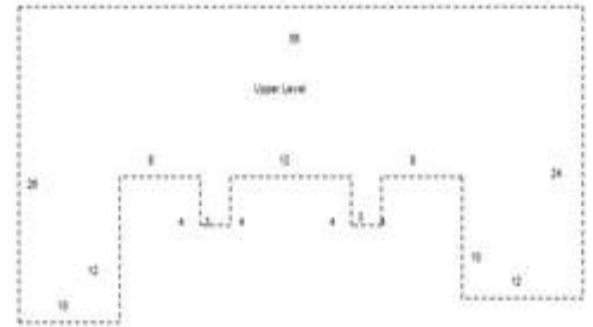
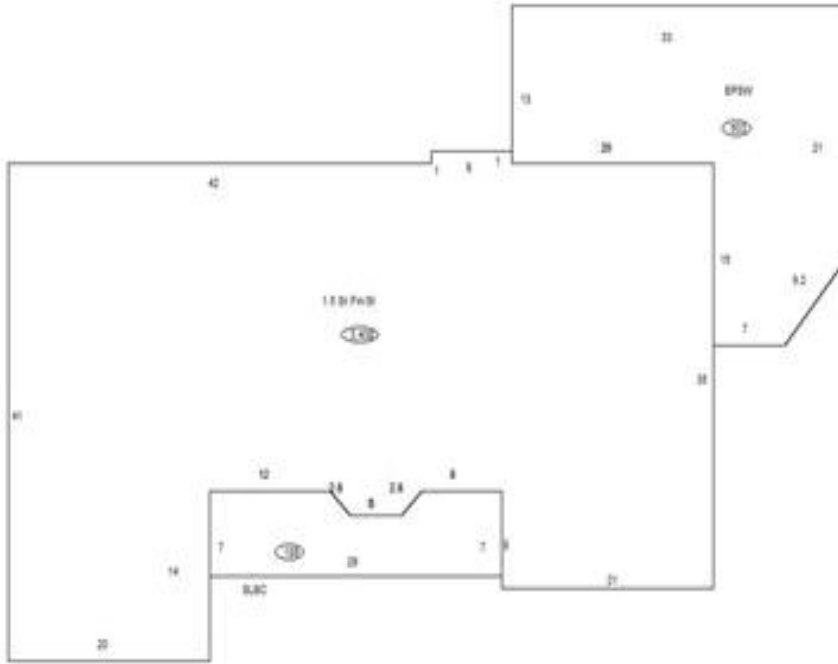
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Sketch Image

660014462



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,360	1.444	3,408
2	M	PRCH		10	SLBC	189	1.000	189
3	M	EPSW		10	EPSW	603	1.000	603
4	U	^UL	Overhang	10	Upper Level	1,048	1.000	1,048
Total Building Area						2,360		3,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	75x24x0			1,800
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (30.26 x 1,800)		54,468		54,468	4,902	49,566
	STF	STG FAIR	10x10x0			100
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 100)		468		468	468	
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562		562	562	