



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019071 Parcel ID 21N14E-22-3-00000-000-0000 Cadastral ID 22-21-14-01000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 300800 RYAN, MATTHEW & KAREN TRUST 15205 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15205 E 86TH ST N Subdivision Lot/Block / Parcel Size 4.19 - Acres Sec/Twn/Rng 22 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27921776 -95.80369619																																																																																																																									
TR IN SE SE SW DESC AS; TR BEG SE/C SW, TH W 330' TO POB, TH N 433.7 9', TH N58-56-55E 384.75' TO E/L SW, TH S 632.01' TO SE/C SW, TH W 3 30' TO POB & TR BEG SW/C OF SE TH N 632.01'; TH N 58-56 55E 11.66'; TH S 0-0635 E 638.02' TH W 10' TO POBN					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.19	
Non-Ag Acres	3.9349	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	171,405.00 x .39 = 66,668	
Factor Value		
Adjustments	1.0000	
Lot Value	66,668	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,425 / 1,425
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,425
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	521 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-25\ 8/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	189,307	132.85	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	108.35	Total Misc Impr	+	21,560	
Roofing Adj	+ 4.58	Garage Cost	+	14,176	
Subfloor Adj	+ -1.20	Total RCN	=	225,375	
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	105,926	
Plumbing Adj	+ 9.88	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	119,449	
Adj Base Cost	= 133.08	Lot Value	+	66,668	
Total Area	x 1,425	Indicated Value	=	186,117	
Adjusted Cost	= 189,639	Value Per SqFt		130.61	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,449		
Lot Value	66,668		
Indicated Value	186,117	130.61	Per SqFt
Agland Value			
Site Improvements	33,222		
Total Value	219,339	153.92	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	45941	5x4		20	24.21		484
EPSW	ENCLOSED PORCH - SOLID WALL	45942	20x13		260	61.46		15,980



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2011	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (10% Phys/ % Func) 3,630	RCNLD 32,670
	LF	LOAFING SHED	0x0x0			144
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 144) 613		Modifier Total	RCN 613	Depr (10% Phys/ % Func) 61	RCNLD 552