



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:06:08  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019088 <b>Parcel ID</b> 000000-00-0-00573-001-0002 <b>Cadastral ID</b> 22-21-14-01560 <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> 134734 WALKER, ROMA L  15806 E 96TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15806 E 96TH ST N <b>Subdivision</b> PARADISE VALLEY <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1118 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29241988 -95.79597493																																																																																																																									
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Date 04/16/2026  
Time 22:06:08  
Page 2

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> 2.4619 <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> 107,241.00 x 1.12 = 120,568 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 120,568		

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% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,840 / 1,840
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,840
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	524 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	188,249	102.31	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	257,580		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	102.48	<b>Total Misc Impr</b>	+	9,924	
<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+	14,237	
<b>Subfloor Adj</b>	+ -1.14	<b>Total RCN</b>	=	253,793	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	111,669	
<b>Plumbing Adj</b>	+ 7.65	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	142,124	
<b>Adj Base Cost</b>	= 124.80	<b>Lot Value</b>	+	120,568	
<b>Total Area</b>	x 1,840	<b>Indicated Value</b>	=	262,692	
<b>Adjusted Cost</b>	= 229,632	<b>Value Per SqFt</b>		142.77	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	142,124		
<b>Lot Value</b>	120,568		
<b>Indicated Value</b>	262,692	142.77	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,757		
<b>Total Value</b>	265,449	144.27	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	46016		65	65	24.06		1,564
PRCH	SLAB PORCH - COVERED	46017	20x5		100	23.95		2,395
PATO	SLAB PORCH - OPEN	46018	20x4		80	10.86		869





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Time 22:06:08  
Page 4

660019088

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			462
	Qual	3	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.02 x 462)		3,243		3,243	486	2,757