



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660019114													
Parcel ID	000000-00-0-00573-002-0008													
Cadastral ID	22-21-14-01820													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	326870													
YANG, NARRY & XIA YANG														
15603 E 92ND ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	15603 E 92ND ST N													
Subdivision	PARADISE VALLEY													
Lot/Block	0008 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	1118 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28929268 -95.79800560														
Building Permits														
LOT 8 BLOCK 2 PARADISE VALLEY														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	YANG, XIA F	07/27/2017	0	4					
H	Homestead	No	1,000		2460/694	ASH, JAMES CLEVELAND JR &	03/13/2015	230,000	12					
					924/439	GIBSON, WILLIAM G	07/21/1993	110,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2016	Land Value	121,545	53,198	11%	5,852	Assessed	23,995	2,350.55					
Year Frozen	0	Improvements	170,407	164,936		18,143	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	291,952	218,134		23,995	Total Taxable	22,995	2,253.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019114	YANG, NARRY &	3	286,675	1000	22,296	2,184.00							
2024	2024-660019114	YANG, NARRY &	3	294,710	1000	21,618	2,077.00							
2023	2023-660019114	YANG, NARRY &	3	220,999	1000	20,959	1,964.00							
2022	2022-660019114	YANG, NARRY &	3	193,811	1000	20,319	1,991.00							
2021	2021-660019114	YANG, NARRY &	3	202,608	1000	21,287	2,059.00							
2020	2020-660019114	YANG, NARRY &	3	199,570	1000	20,765	2,006.00							
2019	2019-660019114	YANG, NARRY &	3	192,100	1000	20,131	1,946.00							
2018	2018-660019114	YANG, XIA F	3	193,474	1000	20,282	1,888.00							
2017	2017-660019114	YANG, XIA F	3	191,507	1000	20,066	1,887.00							
2016	2016-660019114	YANG, XIA F	3	187,391	1000	19,613	1,847.00							
2015	2015-660019114	YANG, XIA F	3	183,245	1000	17,009	1,613.00							
2014	2014-660019114	ASH, JAMES CLEVELAND JR &	3	184,779	1000	16,485	1,578.00							
2013	2013-660019114	ASH, JAMES CLEVELAND JR &	3	176,820	1000	15,976	1,497.00							



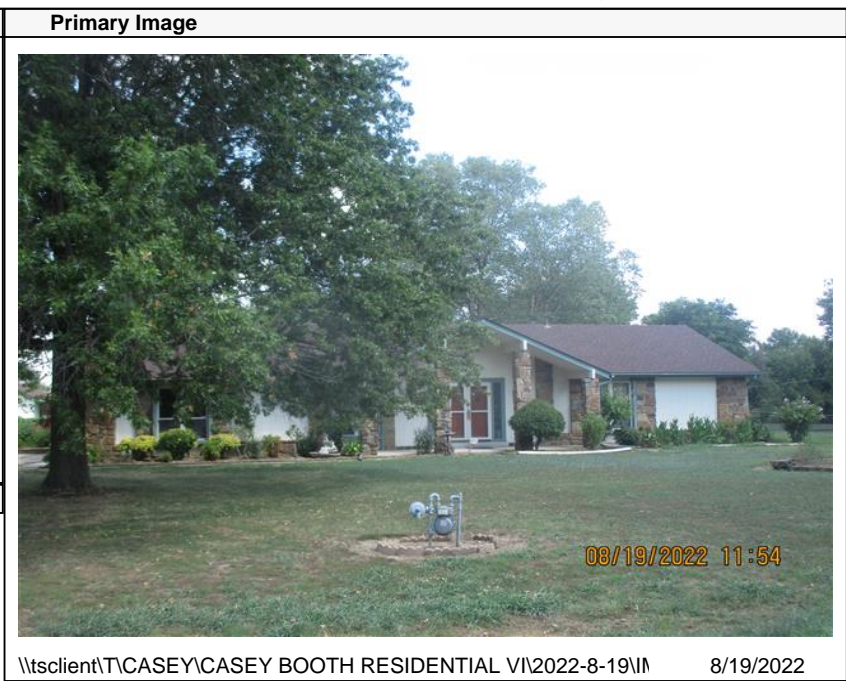
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Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.5117		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	109,411.00 x 1.11 = 121,545		
Factor Value			
Adjustments	1.0000		
Lot Value	121,545		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,898 / 1,898
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,898
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	218,875 115.32 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	277,670 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	158,435
Lot Value	121,545
Indicated Value	279,980 147.51 Per SqFt
Agland Value	
Site Improvements	11,972
Total Value	291,952 153.82 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.97	Total Misc Impr	+	22,019
Roofing Adj	+ 4.75	Garage Cost	+	15,527
Subfloor Adj	+ -2.25	Total RCN	=	282,919
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	124,484
Plumbing Adj	+ 8.17	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	158,435
Adj Base Cost	= 129.28	Lot Value	+	121,545
Total Area	x 1,898	Indicated Value	=	279,980
Adjusted Cost	= 245,373	Value Per SqFt		147.51

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	46139	25x6		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	46140	17x10		170	26.40		4,488
PRCH	SLAB PORCH - COVERED	138191	306		306	25.97		7,947



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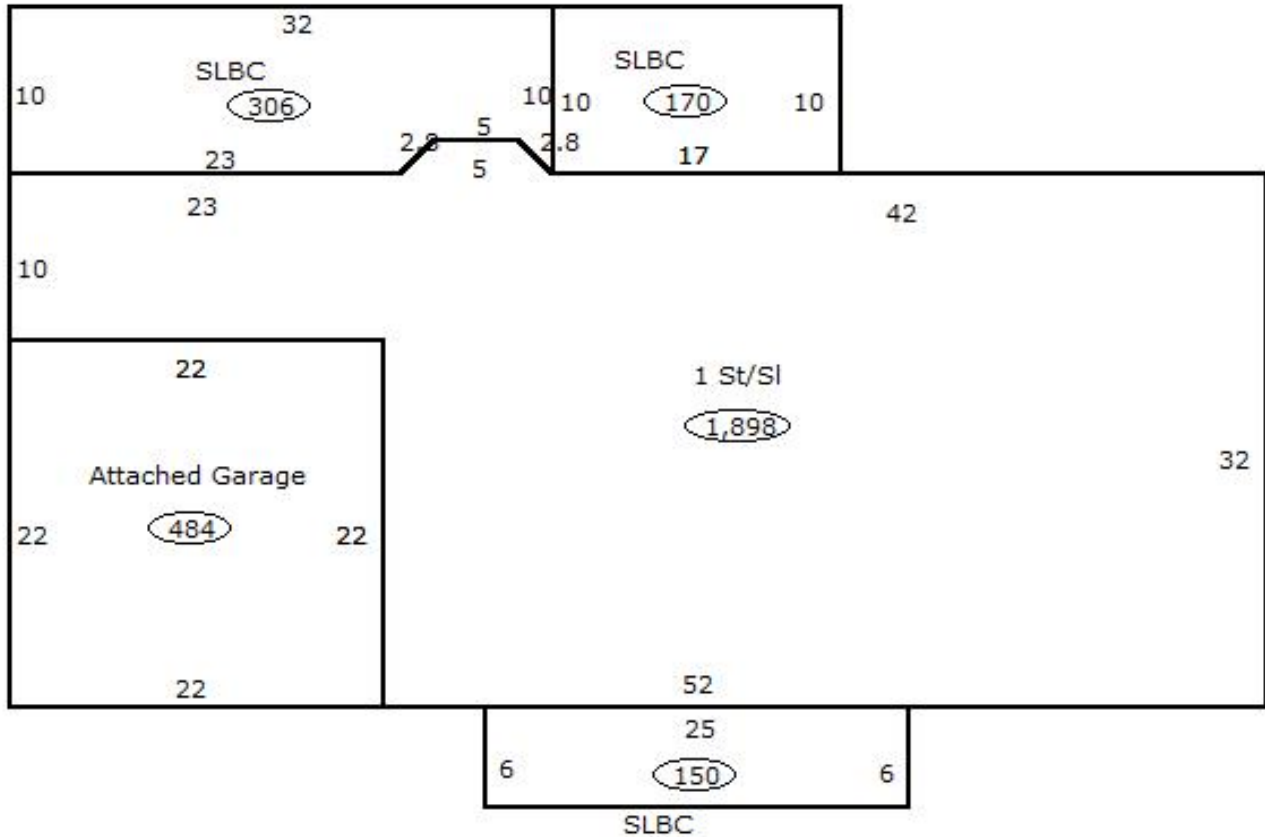
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,898	1.000	1,898
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PRCH		13	SLBC	170	1.000	170
5	M	PRCH		13	SLBC	306	1.000	306
Total Building Area						1,898		1,898



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	30x30x0			900	
	Qual 2	Cond 3	Year 1998	Eff Age	21		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 900)		14,400		14,400	7,200	7,200
	DTGF	DETACHED GARAGE FAIR	16x35x0			560	
	Qual 2	Cond 3	Year 1998	Eff Age	21		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 560)		8,960		8,960	4,480	4,480
	LT	LEAN-TO	5x25x0			125	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 125)		365		365	73	292