



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:06:42  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019116 <b>Parcel ID</b> 000000-00-0-00573-002-0010 <b>Cadastral ID</b> 22-21-14-01840 <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> 135654 MCCOY, ROGER D  15803 E 92ND ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15803 E 92ND ST N <b>Subdivision</b> PARADISE VALLEY <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 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: 36.28928327 -95.79599183																																																																																																																									
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1118 #1		Primary Image																													
Lot Size																																	
Lot Count	1																																
Units Buildable	1																																
Non-Ag Acres	2.5359																																
Topography																																	
Street Access																																	
Utilities																																	
Amenities	LAND QUALITY	0	0																														
Method	Square-Foot																																
Base Lot Value	110,466.00 x 1.10 = 122,019																																
Factor Value				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022</p>																													
Adjustments	1.0000			<b>GRM Approach</b>																													
Lot Value	122,019			<table border="1"> <tr> <td>GRM Code</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> <td></td> <td></td> </tr> </table>		GRM Code				Gross Rent	0.00			Indicated Value																			
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<b>Residential Data</b>				<b>Multiple Regression</b>																													
Type	1 Single Family Residence			<table border="1"> <tr> <td>MRA Code</td> <td>1 Test</td> <td></td> <td></td> </tr> <tr> <td>Adjusted R</td> <td>0.8445</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>179,947</td> <td>102.94</td> <td>Per SqFt</td> </tr> </table>		MRA Code	1 Test			Adjusted R	0.8445			Indicated Value	179,947	102.94	Per SqFt																
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Condition	3 - Average			<b>Direct Comparables</b>																													
Quality	2.5 - Fair			<table border="1"> <tr> <td>Selection Model</td> <td>A Adam Test</td> <td></td> <td></td> </tr> <tr> <td>Adjustment Model</td> <td>1 2022 Residential</td> <td></td> <td></td> </tr> <tr> <td>Comparables</td> <td>8</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>247,690</td> <td></td> <td>Per SqFt</td> </tr> </table>		Selection Model	A Adam Test			Adjustment Model	1 2022 Residential			Comparables	8			Indicated Value	247,690		Per SqFt												
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Architecture				<b>Value Reconciliation</b>																													
Style	100% One Story			<table border="1"> <tr> <td>Selected Approach</td> <td>Cost Approach</td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>134,302</td> <td></td> <td></td> </tr> <tr> <td>Lot Value</td> <td>122,019</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>256,321</td> <td>146.64</td> <td>Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site Improvements</td> <td>4,608</td> <td></td> <td></td> </tr> <tr> <td>Total Value</td> <td>260,929</td> <td>149.27</td> <td>Total Value Per SqFt</td> </tr> </table>		Selected Approach	Cost Approach			Improvements	134,302			Lot Value	122,019			Indicated Value	256,321	146.64	Per SqFt	Agland Value				Site Improvements	4,608			Total Value	260,929	149.27	Total Value Per SqFt
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Exterior Wall	100% Veneer, Masonry																																
Base/Total Area	1,748 / 1,748																																
Style	100% One Story																																
HVAC	100% Warmed & Cooled Air																																
Roof Cover	1 Composition Shingle																																
Area on Slab	1,748																																
Fixture/RghIn	11 /																																
Bed/F/H Bath	3 / 2.0 /																																
Basement Area																																	
Garage Type	484 Attached Garage - Unfinished																																
Remodel																																	
Year/Eff Age	1978 / 36																																
<b>Cost Approach</b>																																	
				<b>Manual : 01/2025</b>																													
Base Cost	100.79	Total Misc Impr	+ 15,075																														
Roofing Adj	+ 4.28	Garage Cost	+ 13,373																														
Subfloor Adj	+ -1.18	Total RCN	= 244,186																														
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	- 109,884																														
Plumbing Adj	+ 8.06	Lump Sums	+ 0																														
Basement Adj	+ 0.00	RCNLD	= 134,302																														
Adj Base Cost	= 123.42	Lot Value	+ 122,019																														
Total Area	x 1,748	Indicated Value	= 256,321																														
Adjusted Cost	= 215,738	Value Per SqFt	146.64																														

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	46149	16x10		160	62.37		9,979



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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	1,748	1.000	1,748
2	G	1		10	Attached Garage	484	1.000	484
3	M	EPSW		10	EPSW	160	1.000	160
<b>Total Building Area</b>						<b>1,748</b>		<b>1,748</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	12x30x0			360
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 360)		5,760		5,760	1,152	4,608