



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:35:39
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Assessment Data					Primary Image																																																																																																																				
Account 660019204 Parcel ID 000000-00-0-00915-003-0009 Cadastral ID 22-21-14-02720 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338201 ALBARRAN-SANCHEZ, VICENTE 15345 E 91ST ST N OWASSO OK 74055-0000 Parcel Location Situs 15345 E 91ST ST N Subdivision WHISPERING PINES 2 Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28701363 -95.80403869 LOT 9 BLOCK 3 WHISPERING PINES 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0012	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,611.00 x 1.30 = 56,659	
Factor Value		
Adjustments	1.5704	
Lot Value	88,974	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	952 / 1,836
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	952
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1982 / 22



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	204,560	111.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	301,610		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.97	Total Misc Impr	+	5,615			
Roofing Adj	+ 2.78	Garage Cost	+	14,875			
Subfloor Adj	+ -1.32	Total RCN	=	243,931			
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	63,422			
Plumbing Adj	+ 10.63	Lump Sums	+	4,520			
Basement Adj	+ 0.00	RCNLD	=	185,029			
Adj Base Cost	= 121.70	Lot Value	+	88,974			
Total Area	x 1,836	Indicated Value	=	274,003			
Adjusted Cost	= 223,441	Value Per SqFt		149.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,029		
Lot Value	88,974		
Indicated Value	274,003	149.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,003	149.24	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	5,615.40		5,615
WODO	WOOD DECK - OPEN	46545	24x20		480	16.96	50%	4,070
WODO	Wood Deck - Open		8x10		80	28.11	80%	450



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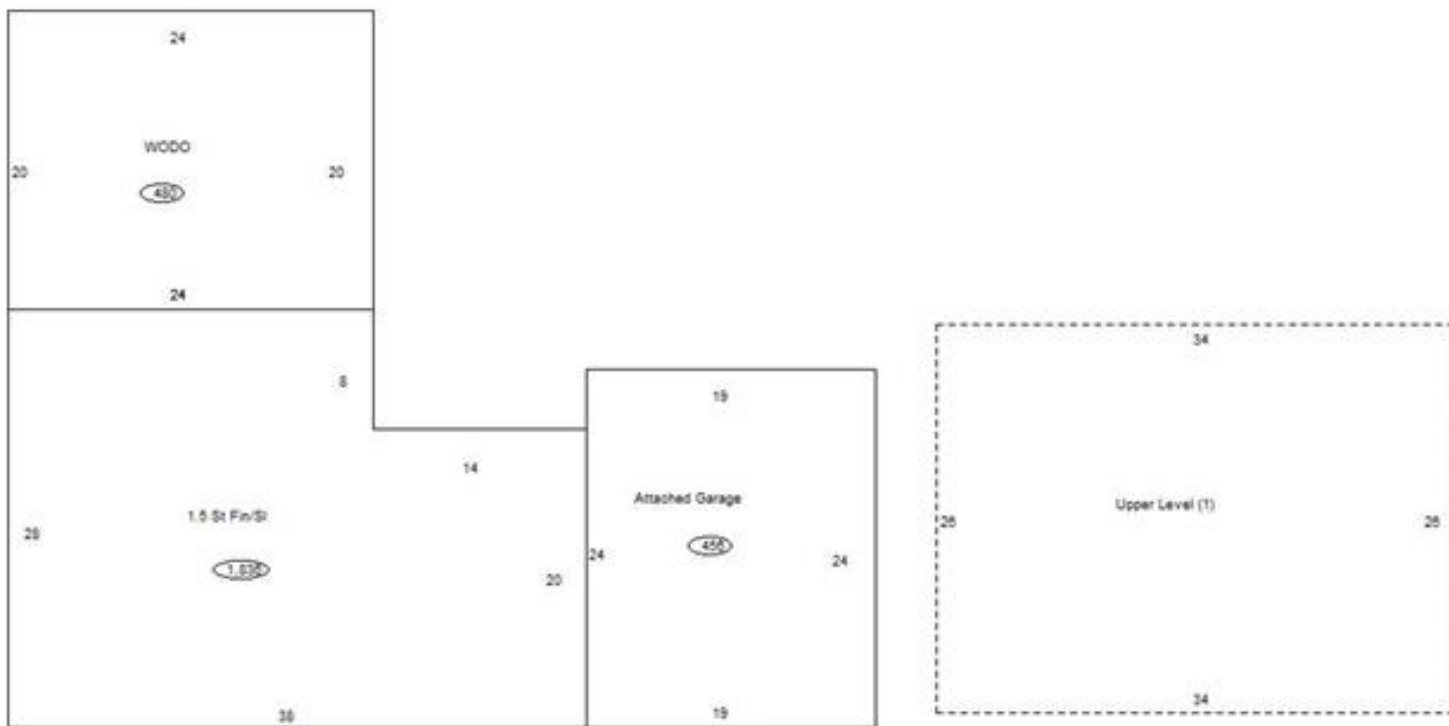
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Sketch Image

660019204



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/Sl	952	1.929	1,836
2	G	1		10	Attached Garage	456	1.000	456
3	M	WODO		10	WODO	480	1.000	480
4	U	^UL		10	Upper Level (1)	884	1.000	884
Total Building Area						952		1,836



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x22x0			220
	Qual	2	Cond 2	Year	Eff Age 2026	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 220)	1,030		1,030	1,030