



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:35:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019209 Parcel ID 000000-00-0-00915-004-0004 Cadastral ID 22-21-14-02770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347097 AL-KAZAZ, GAHLIB REVOCABLE LIVING TRUST PO BOX 471352 TULSA OK 74147-0000 Parcel Location Situs 15324 E 91ST ST N Subdivision WHISPERING PINES 2 Lot/Block 0004 / 0004 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: 36.28618328 -95.80529948																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2782	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,679.00 x 1.15 = 63,899	
Factor Value		
Adjustments	1.0000	
Lot Value	63,899	

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	1,816 / 1,816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,816
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	102.70	Total Misc Impr	+ 9,375
Roofing Adj	+ 4.36	Garage Cost	+ 14,259
Subfloor Adj	+ -1.15	Total RCN	= 250,870
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 110,383
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,487
Adj Base Cost	= 125.13	Lot Value	+ 63,899
Total Area	x 1,816	Indicated Value	= 204,386
Adjusted Cost	= 227,236	Value Per SqFt	112.55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	185,053 101.90 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	258,290 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	140,487
Lot Value	63,899
Indicated Value	204,386 112.55 Per SqFt
Agland Value	
Site Improvements	
Total Value	204,386 112.55 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	46567	16x10		160	23.72	3,795
PRCH	SLAB PORCH - COVERED	46568	5x4		20	24.21	484



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Page 4

660019209

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562			562	562