



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 660020361 Parcel ID 000000-00-0-00297-005-0012 Cadastral ID 24-21-14-02530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 128574 DELGROSSO, NICHOLAS ROCCO JR 18105 E 95TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18105 95TH ST Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0012 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29190917 -95.77021847																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1092 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,317.00 x 2.22 = 107,203 Factor Value Adjustments 1.0000 Lot Value 107,203		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,740 / 1,740
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	155,775 89.53 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	221,440 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	152,437
Lot Value	107,203
Indicated Value	259,640 149.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	259,640 149.22 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.94	Total Misc Impr	+ 5,615
Roofing Adj	+ 4.84	Garage Cost	+ 0
Subfloor Adj	+ -2.31	Total RCN	= 223,167
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 93,730
Plumbing Adj	+ 8.92	Lump Sums	+ 23,000
Basement Adj	+ 0.00	RCNLD	= 152,437
Adj Base Cost	= 125.03	Lot Value	+ 107,203
Total Area	x 1,740	Indicated Value	= 259,640
Adjusted Cost	= 217,552	Value Per SqFt	149.22

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
SOL	Solarium	128026		217	217	55.00		11,935
WODO	WOOD DECK - OPEN	49753		374	374	16.98	65%	2,223
WODO	WOOD DECK - OPEN	49754		155	155	24.32	65%	1,319
BALW	BALCONY - WOOD	49755		21x4	84	28.08		2,359
WODO	WOOD DECK - OPEN	121936		20x8	160	24.07	65%	1,348
WODO	WOOD DECK - OPEN	121937		644	644	16.93	65%	3,816



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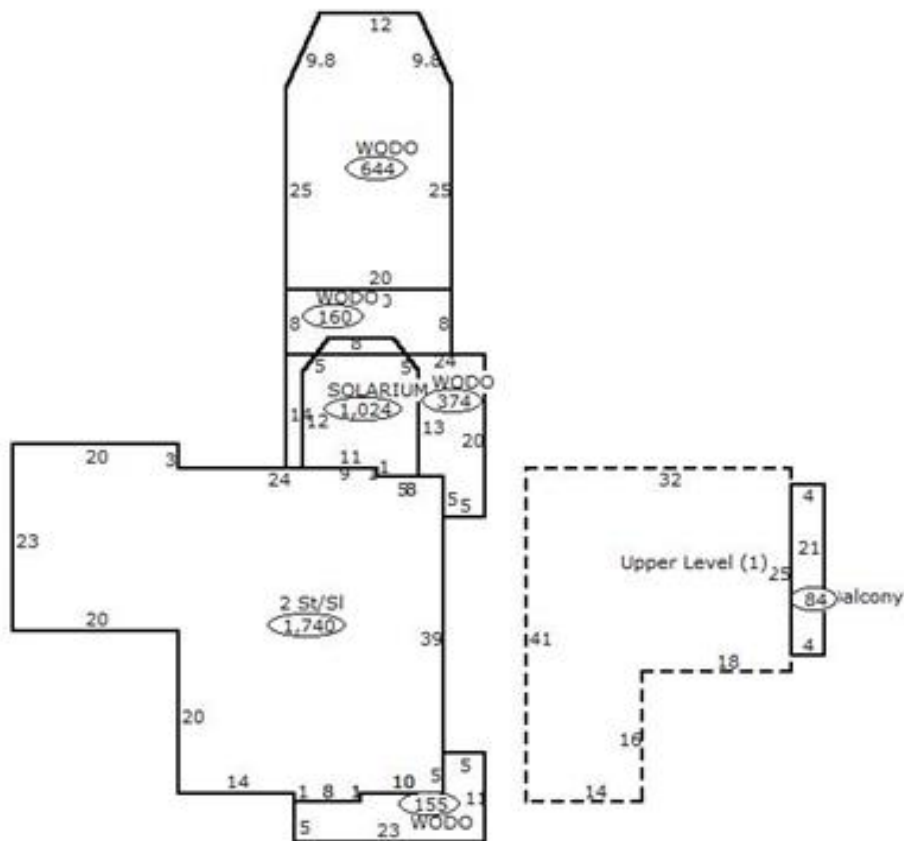
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	SOL		20	SOLARIUM	217	1.000	217
2	R	2	Slab	20	2 St/SI	1,740	1.000	1,740
3	M	WODO		20	WODO	374	1.000	374
4	M	WODO		20	WODO	155	1.000	155
5	M	BALW		20	Balcony	84	1.000	84
6	U	^UL		20	Upper Level (1)	1,024	1.000	1,024
7	M	WODO		20	WODO	160	1.000	160
8	M	WODO		20	WODO	644	1.000	644
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 160)		749		749		749