



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:46:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022789 Parcel ID 000000-00-0-00183-003-0003 Cadastral ID 27-21-14-02110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125454 WOHLGEMUTH, GREG & SHERRI LIVING TRUST 15902 E 82ND ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 15902 E 82ND ST N Subdivision CORNERSTONE ADDITION 1 Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27180057 -95.79837420																																																																																																																									
Building Permits					<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>R22 220</td> <td>R23 NEW DTCH ACC BLDG</td> <td>05/2022</td> <td>07/2022</td> <td>26,196</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 220	R23 NEW DTCH ACC BLDG	05/2022	07/2022	26,196																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.5855 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 69,065.00 x 2.09 = 144,392 Factor Value Adjustments 1.0000 Lot Value 144,392		 <p>07/27/2022 11:14</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

Cost Approach				Manual : 01/2025			
Base Cost	110.29	Total Misc Impr	+ 26,011				
Roofing Adj	+ 4.82	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.31	Total RCN	= 284,190				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 113,676				
Plumbing Adj	+ 11.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 170,514				
Adj Base Cost	= 136.47	Lot Value	+ 144,392				
Total Area	x 1,770	Indicated Value	= 314,906				
Adjusted Cost	= 241,552	Value Per SqFt	177.91				

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,407	126.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	306,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,514		
Lot Value	144,392		
Indicated Value	314,906	177.91	Per SqFt
Agland Value			
Site Improvements	16,307		
Total Value	331,213	187.13	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
PRCH	SLAB PORCH - COVERED	55809		294	294	26.01		7,647
EPSW	ENCLOSED PORCH - SOLID WALL	55810		184	184	69.29		12,749



Rogers

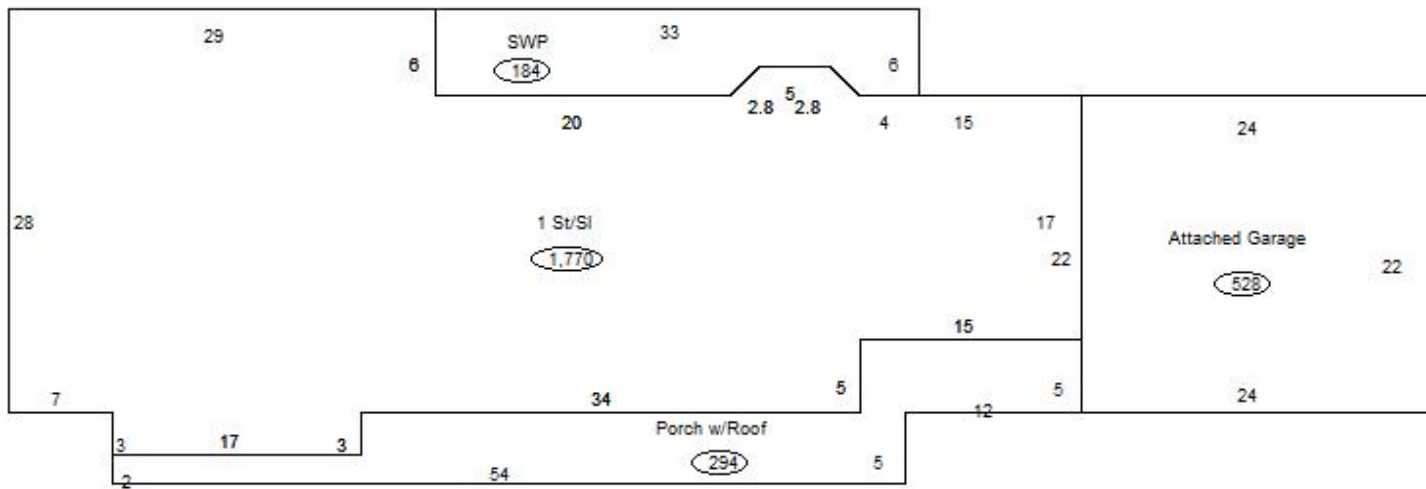
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Sketch Image

660022789



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,770	1.000	1,770
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	294	1.000	294
4	M	EPSW		13	EPSW	184	1.000	184
Total Building Area						1,770		1,770



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x20x0		Composition Shingle	400
	Qual 6	Cond 6	Year 2022	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (41.18 x 400)	16,472	16,472	165	16,307