



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:00:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022813 Parcel ID 000000-00-0-00186-003-0004 Cadastral ID 27-21-14-02340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 321211 BRADFORD, JOSEPH A & CATHY 15515 E 79TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15515 79TH ST Subdivision CORNERSTONE ADDITION 2 Lot/Block 0004 / 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: 36.26891197 -95.80010444																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0212	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,481.00 x 2.67 = 118,579	
Factor Value		
Adjustments	1.0000	
Lot Value	118,579	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,696 / 2,212
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,696
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	246,678 111.52 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	341,960 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.13	Total Misc Impr	+ 15,001	Roofing Adj	+ 3.56	Garage Cost	+ 17,166
Subfloor Adj	+ -1.77	Total RCN	= 285,662	Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 102,838
Plumbing Adj	+ 10.04	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 182,824
Adj Base Cost	= 114.60	Lot Value	+ 118,579	Total Area	x 2,212	Indicated Value	= 301,403
		Value Per SqFt	136.26	Adjusted Cost	= 253,495		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	182,824
Lot Value	118,579
Indicated Value	301,403 136.26 Per SqFt
Agland Value	
Site Improvements	
Total Value	301,403 136.26 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	55925		202	202	26.30		5,313
PRCH	SLAB PORCH - COVERED	55926	14x11		154	26.45		4,073



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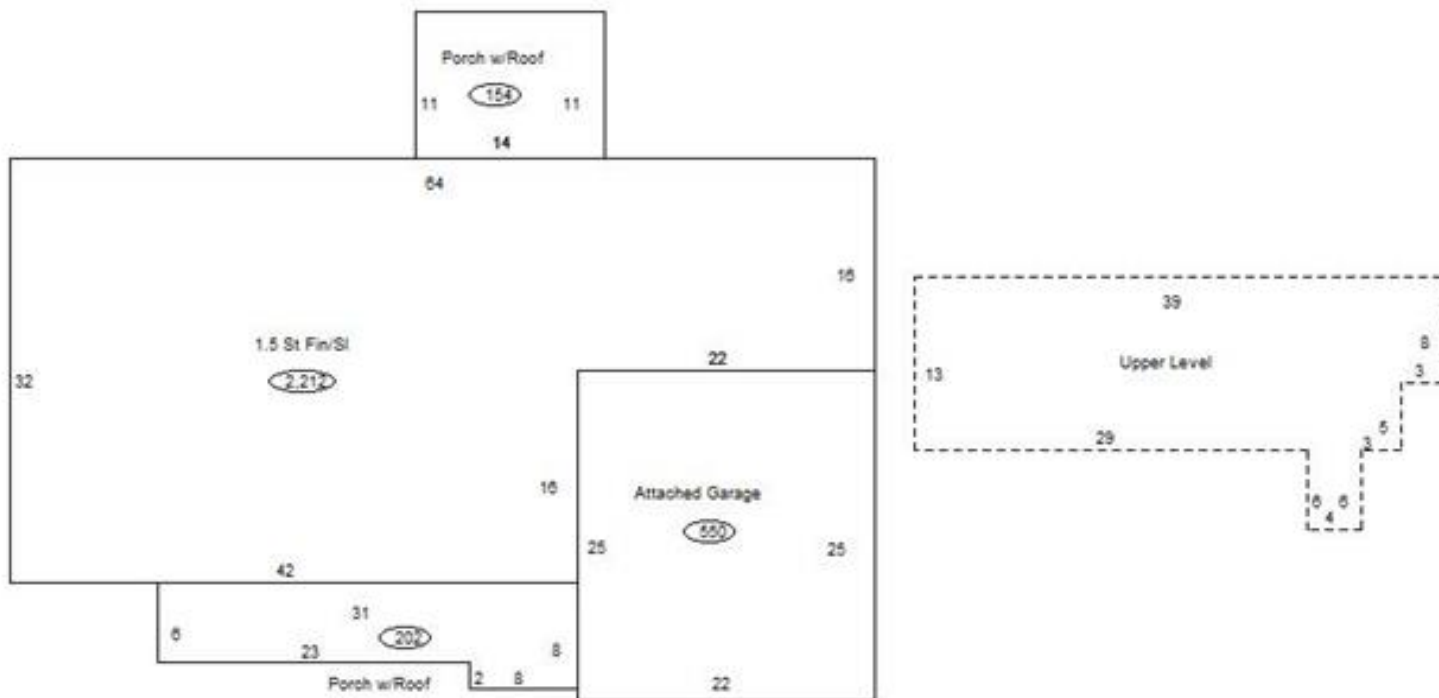
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,696	1.304	2,212
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	202	1.000	202
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL	Overhang	13	Upper Level	516	1.000	516
Total Building Area						1,696		2,212



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x24x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x 288)		1,348			1,348	1,348
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x 192)		899			899	899