



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 660022814 Parcel ID 000000-00-0-00186-003-0005 Cadastral ID 27-21-14-02350 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 288660 TIDRICK, JAMES A JR & NANCI R WILLIAMS 15501 E 79TH ST OWASSO OK 74055-0000																			
Parcel Location Situs 15501 79TH ST Subdivision CORNERSTONE ADDITION 2 Lot/Block 0005 / 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: 36.26887298 -95.80065936					Building Permits														
LOT 5 BLOCK 3 CORNERSTONE ADD 2					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1677/808	HOLDERMAN, ROBERT P &	05/05/2005	149,000	YES										
					1147/762	RUST, LARRY D	12/10/1998	132,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2006		Land Value	121,367	48,326	11%	5,316	Assessed	25,468	2,494.85									
Year Frozen	0		Improvements	207,530	183,192		20,152	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-98.00									
TIF Project ID	0		Total Value	328,897	231,518		25,468	Total Taxable	24,468	2,397.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022814	TIDRICK, JAMES A JR &			3	315,883	1000	23,726	2,324.00										
2024	2024-660022814	TIDRICK, JAMES A JR &			3	350,689	1000	23,006	2,210.00										
2023	2023-660022814	TIDRICK, JAMES A JR &			3	230,170	1000	22,306	2,090.00										
2022	2022-660022814	TIDRICK, JAMES A JR &			3	209,185	1000	21,627	2,119.00										
2021	2021-660022814	TIDRICK, JAMES A JR &			3	199,711	1000	20,968	2,028.00										
2020	2020-660022814	TIDRICK, JAMES A JR &			3	198,623	1000	20,511	1,981.00										
2019	2019-660022814	TIDRICK, JAMES A JR &			3	189,862	1000	19,885	1,922.00										
2018	2018-660022814	TIDRICK, JAMES A JR &			3	196,632	1000	20,630	1,920.00										
2017	2017-660022814	TIDRICK, JAMES A JR &			3	195,145	1000	20,466	1,925.00										
2016	2016-660022814	TIDRICK, JAMES A JR &			3	190,610	1000	19,864	1,870.00										
2015	2015-660022814	TIDRICK, JAMES A JR &			3	185,633	1000	19,256	1,826.00										
2014	2014-660022814	TIDRICK, JAMES A JR &			3	189,329	1000	18,666	1,787.00										
2013	2013-660022814	TIDRICK, JAMES A JR &			3	179,452	1000	18,093	1,695.00										



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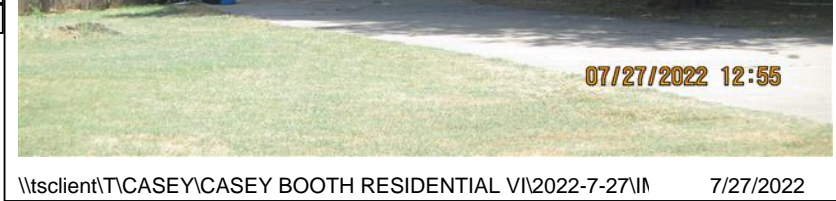
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0821	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,136.00 x 2.57 = 121,367	
Factor Value		
Adjustments	1.0000	
Lot Value	121,367	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,372 / 2,092
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,372
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	266,403	127.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	340,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.47	Total Misc Impr	+	9,369			
Roofing Adj	+ 3.27	Garage Cost	+	16,032			
Subfloor Adj	+ -1.57	Total RCN	=	270,625			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	97,425			
Plumbing Adj	+ 7.41	Lump Sums	+	1,660			
Basement Adj	+ 0.00	RCNLD	=	174,860			
Adj Base Cost	= 117.22	Lot Value	+	121,367			
Total Area	x 2,092	Indicated Value	=	296,227			
Adjusted Cost	= 245,224	Value Per SqFt		141.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,860		
Lot Value	121,367		
Indicated Value	296,227	141.60	Per SqFt
Agland Value			
Site Improvements	32,670		
Total Value	328,897	157.22	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	55930	10x9		90	26.65		2,399
PATO	SLAB PORCH - OPEN	55931	12x10		120	11.29		1,355
WODO	WOOD DECK - OPEN	55932	18x10		180	23.06	60%	1,660



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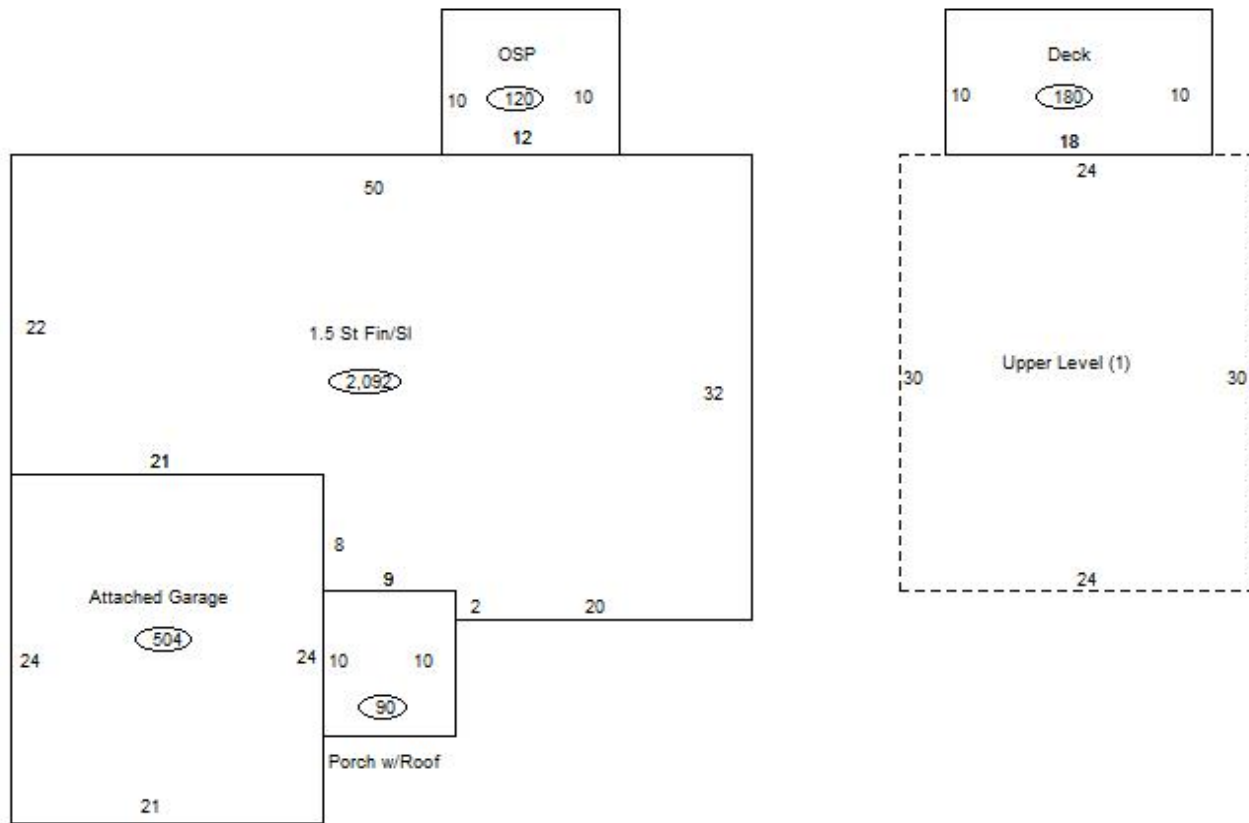
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Sketch Image

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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	1,372	1.525	2,092
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	120	1.000	120
5	M	WODO		13	WODO	180	1.000	180
6	U	^UL		13	Upper Level (1)	720	1.000	720
Total Building Area						1,372		2,092



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	3,630	32,670