



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:58:09  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022816 <b>Parcel ID</b> 000000-00-0-00186-004-0002 <b>Cadastral ID</b> 27-21-14-02370 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 258778 KOZMA, ROBERT J &  ELAINE 15904 E 80TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15904 E 80TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 2 <b>Lot/Block</b> 0002 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26993791 -95.79638714																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1953 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 52,068.00 x 2.43 = 126,545 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 126,545		 <p style="text-align: right; color: orange;">07/27/2022 13:02</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,746 / 2,230
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,746
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	690 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29

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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	287,875	129.09	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	356,210		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.45	<b>Total Misc Impr</b>	+ 15,726				
<b>Roofing Adj</b>	+ 4.33	<b>Garage Cost</b>	+ 25,841				
<b>Subfloor Adj</b>	+ -2.78	<b>Total RCN</b>	= 314,742				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 36%)</b>	- 113,307				
<b>Plumbing Adj</b>	+ 10.03	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 201,435				
<b>Adj Base Cost</b>	= 122.50	<b>Lot Value</b>	+ 126,545				
<b>Total Area</b>	x 2,230	<b>Indicated Value</b>	= 327,980				
<b>Adjusted Cost</b>	= 273,175	<b>Value Per SqFt</b>	147.08				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	201,435		
<b>Lot Value</b>	126,545		
<b>Indicated Value</b>	327,980	147.08	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	327,980	147.08	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	55941	156		156	28.98		4,521
PRCH	SLAB PORCH - COVERED	55942	165		165	28.94		4,775



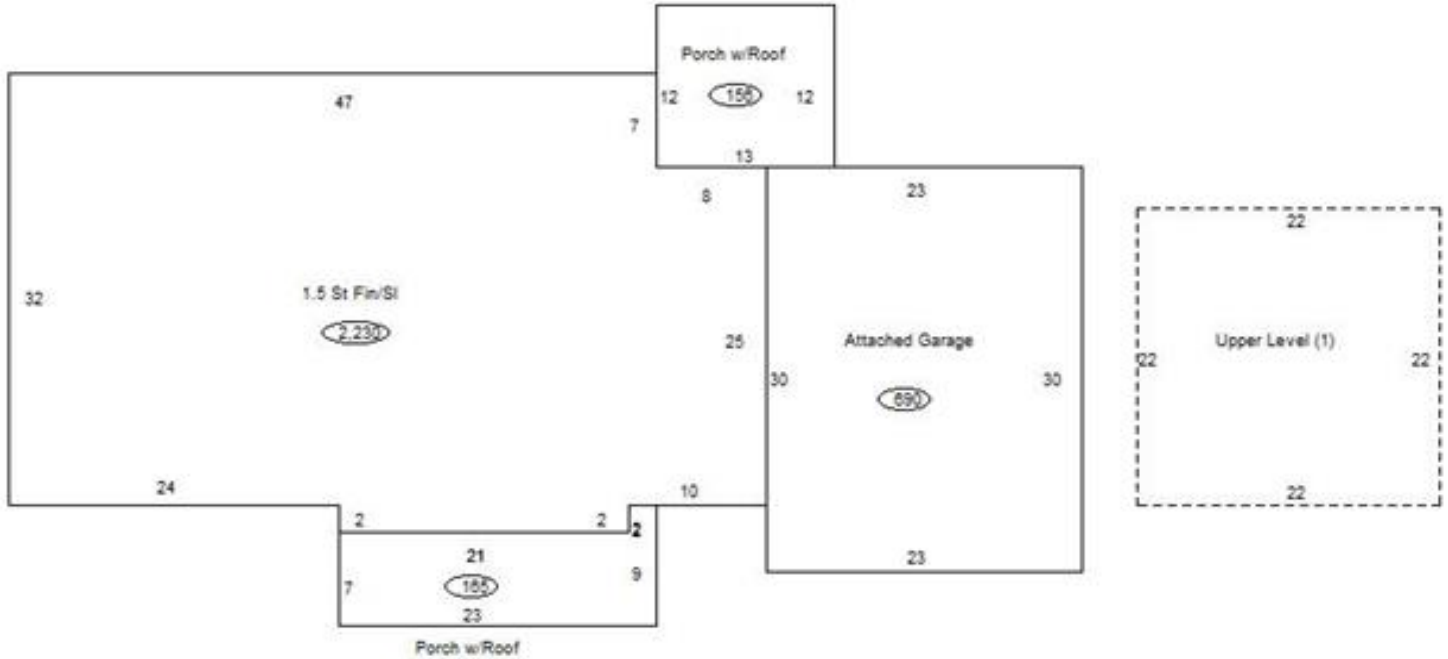
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Sketch Image

660022816



**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	1,746	1.277	2,230
2	G	1		13	Attached Garage	690	1.000	690
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PRCH		13	SLBC	165	1.000	165
5	U	^UL		13	Upper Level (1)	484	1.000	484
<b>Total Building Area</b>						1,746		2,230