



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:46:53
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Assessment Data					Primary Image																																																																																																															
Account 660022820 Parcel ID 000000-00-0-00186-004-0006 Cadastral ID 27-21-14-02410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 126154 HULSEY, STEPHEN LEE & PATTIE DIANNE-TRUST 15708 E 80TH ST NORTH OWASSO OK 74055-0000 Parcel Location Situs 15708 E 80TH ST N Subdivision CORNERSTONE ADDITION 2 Lot/Block 0006 / 0004 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: 36.26991056 -95.79856319 LOT 6 BLOCK 4 CORNERSTONE ADD 2																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1226	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,900.00 x 2.52 = 123,219	
Factor Value		
Adjustments	1.0000	
Lot Value	123,219	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,393 / 2,393
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,393
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

Cost Approach				Manual : 01/2025			
Base Cost	106.07	Total Misc Impr	+ 24,930				
Roofing Adj	+ 5.20	Garage Cost	+ 29,470				
Subfloor Adj	+ -3.40	Total RCN	= 369,510				
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 133,024				
Plumbing Adj	+ 9.34	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 236,486				
Adj Base Cost	= 131.68	Lot Value	+ 123,219				
Total Area	x 2,393	Indicated Value	= 359,705				
Adjusted Cost	= 315,110	Value Per SqFt	150.32				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	324,855	135.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	386,230		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,486		
Lot Value	123,219		
Indicated Value	359,705	150.32	Per SqFt
Agland Value			
Site Improvements	13,865		
Total Value	373,570	156.11	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	55961		466	466	27.94		13,020
PRCH	SLAB PORCH - COVERED	55962		38x5	190	28.84		5,480



Rogers

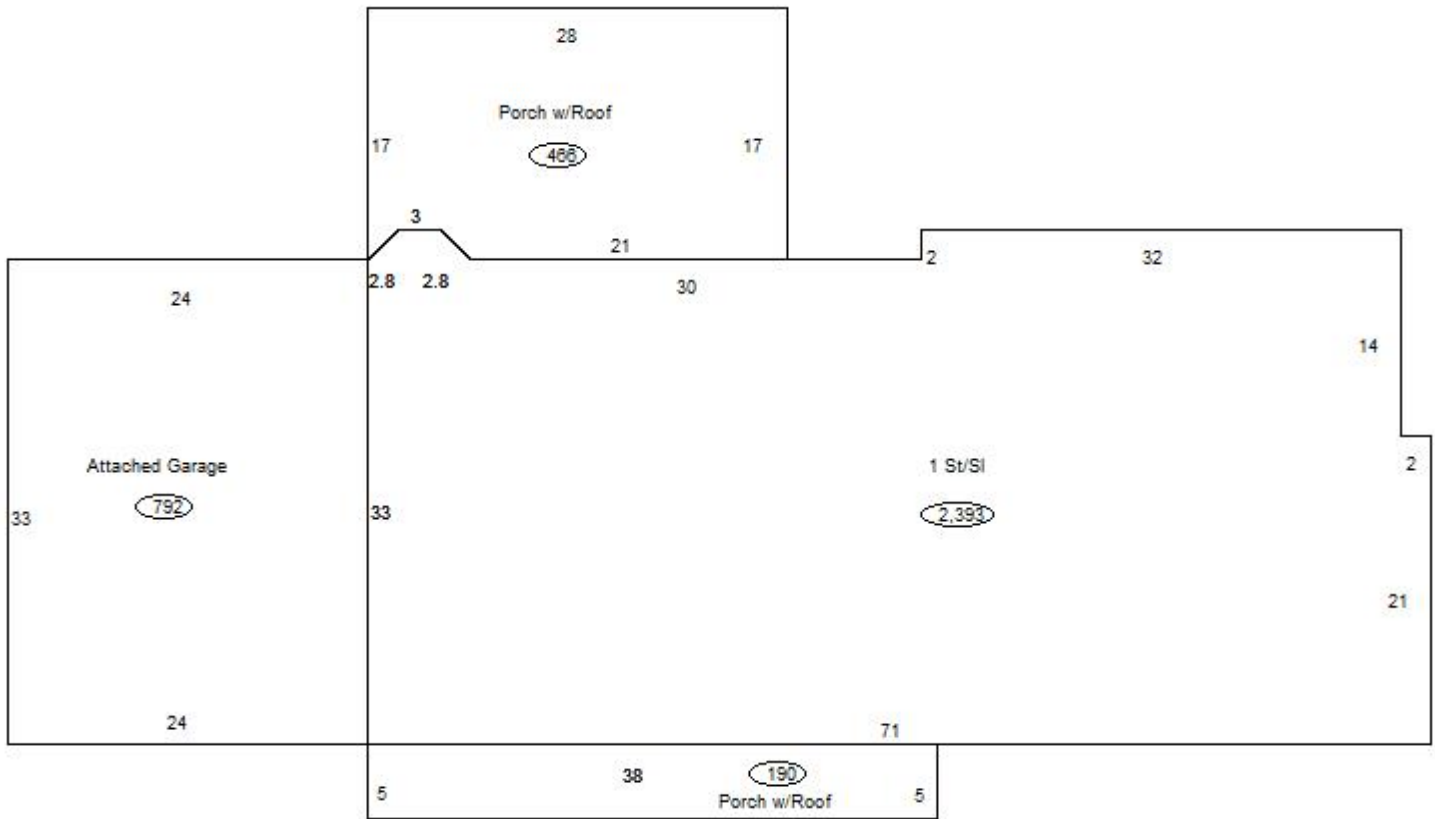
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Sketch Image

660022820



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,393	1.000	2,393
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	466	1.000	466
4	M	PRCH		13	SLBC	190	1.000	190
Total Building Area						2,393		2,393



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			672
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (27.51 x 672)		18,487	18,487	4,622	13,865	