



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 660022824 Parcel ID 000000-00-0-00186-004-0010 Cadastral ID 27-21-14-02450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269117 BEICHLER, CHRISTOPHER J & DEBORAH K 15703 EAST 79TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 15703 79TH ST Subdivision CORNERSTONE ADDITION 2 Lot/Block 0010 / 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 Lat/Long: 36.26907276 -95.79856689 LOT 10 BLOCK 4 CORNERSTONE ADD 2					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>R20 000472</td> <td>R22- NEW 25X40 DTCH ACC BLDG</td> <td>11/2020</td> <td>10/2021</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000472	R22- NEW 25X40 DTCH ACC BLDG	11/2020	10/2021	30,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1329	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,351.00 x 2.51 = 123,693	
Factor Value		
Adjustments	1.0000	
Lot Value	123,693	

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	1,609 / 1,989
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,609
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	790 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach				Manual : 01/2025			
Base Cost	92.82	Total Misc Impr	+ 19,452				
Roofing Adj	+ 3.80	Garage Cost	+ 23,534				
Subfloor Adj	+ -1.87	Total RCN	= 272,099				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 100,677				
Plumbing Adj	+ 7.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,422				
Adj Base Cost	= 115.19	Lot Value	+ 123,693				
Total Area	x 1,989	Indicated Value	= 295,115				
Adjusted Cost	= 229,113	Value Per SqFt	148.37				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,724	145.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	362,200		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,422		
Lot Value	123,693		
Indicated Value	295,115	148.37	Per SqFt
Agland Value			
Site Improvements	39,076		
Total Value	334,191	168.02	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	55981	44x8		352	25.83		9,092
PRCH	SLAB PORCH - COVERED	55982	15x12		180	26.36		4,745



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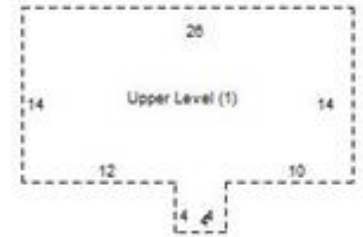
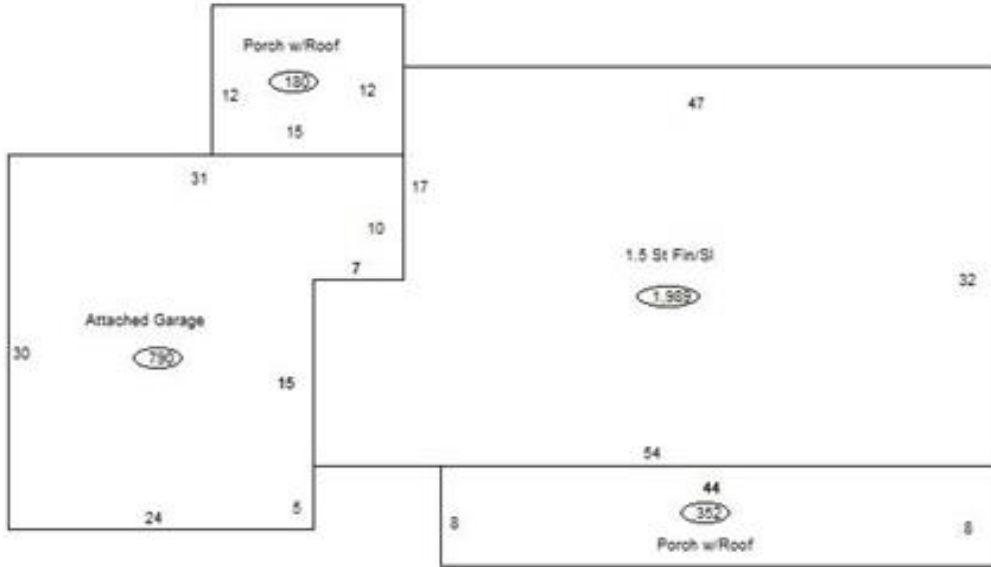
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Sketch Image

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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/SI	1,609	1.236	1,989
2	G	1		13	Attached Garage	790	1.000	790
3	M	PRCH		13	SLBC	352	1.000	352
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	380	1.000	380
Total Building Area						1,609		1,989



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x25x0			1,000
	Qual	3	Cond	Year	2021	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (34.24 x 1,000)	34,240		34,240	34,240
	LT	LEAN-TO	40x12x0			480
	Qual		Cond	Year	2021	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 480)	1,402		1,402	1,402
	LNT0	Lean To - Attached	30x10x0			300
	Qual		Cond	Year	2021	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (9.50 x 300)	2,850		2,850	2,850
	LT	LEAN-TO	20x10x0			200
	Qual		Cond	Year	2021	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 200)	584		584	584
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
		Base Cost (4.68 x 80)	374		374	374