



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:46:56  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022825 <b>Parcel ID</b> 000000-00-0-00186-004-0011 <b>Cadastral ID</b> 27-21-14-02460 <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> 318161 TRAILL, TIFFANI K & CODY A  15715 E 79TH ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15715 79TH ST <b>Subdivision</b> CORNERSTONE ADDITION 2 <b>Lot/Block</b> 0011 / 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: 36.26906163 -95.79798758																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.122		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,876.00 x 2.52 = 123,194		
Factor Value			
Adjustments	1.0000		
Lot Value	123,194		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,568 / 2,272
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	243,808 107.31 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	333,630 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	187,584
Lot Value	123,194
Indicated Value	310,778 136.79 Per SqFt
Agland Value	
Site Improvements	674
Total Value	311,452 137.08 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	93.64	Total Misc Impr	+	21,490
Roofing Adj	+ 3.27	Garage Cost	+	15,527
Subfloor Adj	+ -1.62	Total RCN	=	297,752
Heat/Cool Adj	+ 12.64	Depreciation ( 37%)	-	110,168
Plumbing Adj	+ 6.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	187,584
Adj Base Cost	= 114.76	Lot Value	+	123,194
Total Area	x 2,272	Indicated Value	=	310,778
Adjusted Cost	= 260,735	Value Per SqFt		136.79

### 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	55986	42x6		252	26.14		6,587
PRCH	SLAB PORCH - COVERED	55987	30x12		360	25.80		9,288



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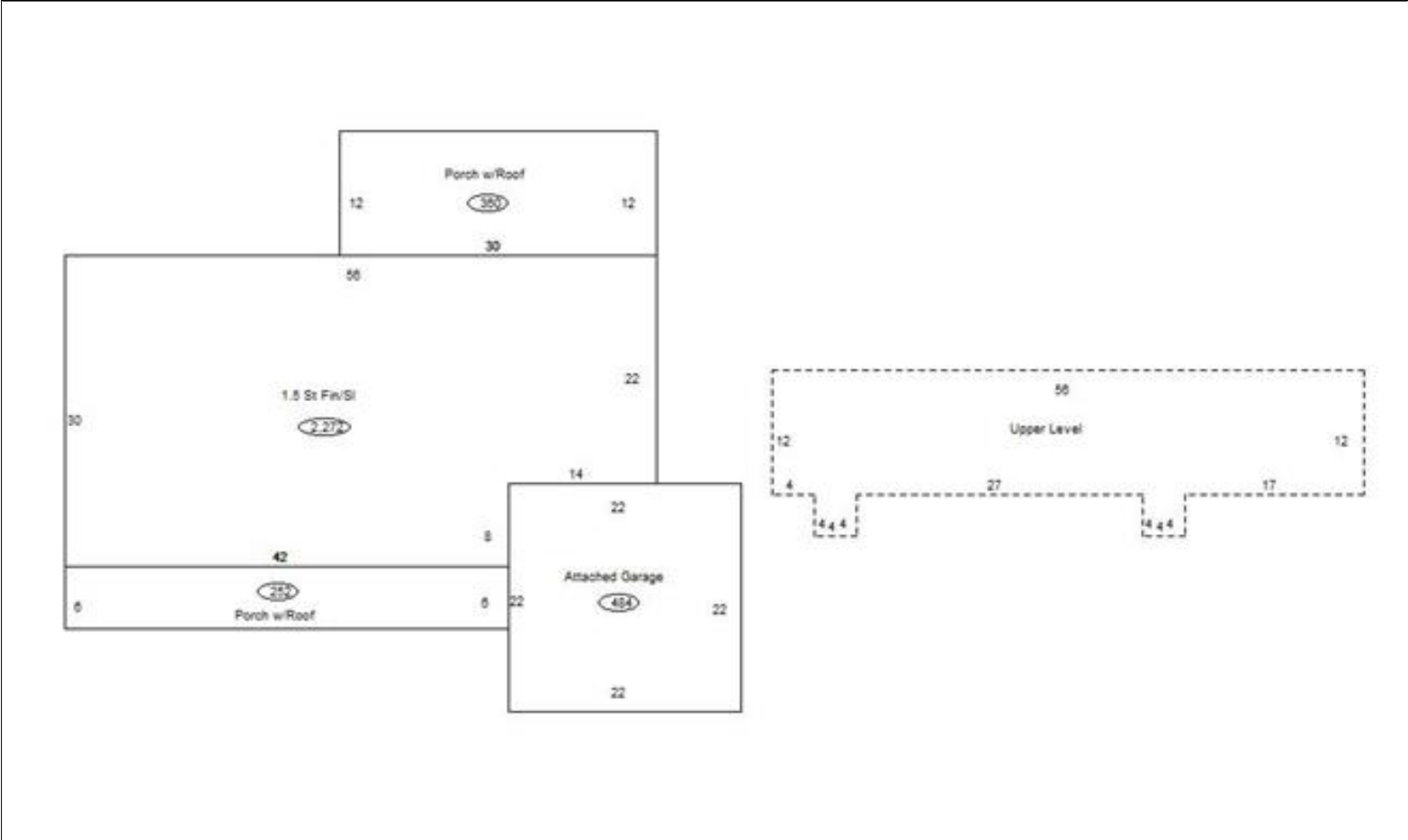
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### Sketch Image

660022825



### 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	1,568	1.449	2,272
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	360	1.000	360
5	U	^UL	Overhang	13	Upper Level	704	1.000	704
<b>Total Building Area</b>						1,568		2,272



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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	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 288)		1,348	1,348	674		674