



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:46:58
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Assessment Data					Primary Image																																																																																																																				
Account 660022828 Parcel ID 000000-00-0-00186-004-0014 Cadastral ID 27-21-14-02490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 267012 CARROLL, STEVE F & ANGELA B REVOCABLE LIVING TRUST 15909 E 79TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15909 79TH ST Subdivision CORNERSTONE ADDITION 2 Lot/Block 0014 / 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: 36.26907627 -95.79639690																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1201	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	48,792.00 x 2.52 = 123,106	
Factor Value		
Adjustments	1.0000	
Lot Value	123,106	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,854 / 2,262
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,854
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 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	
Adusted R	0.8445		
Indicated Value	248,148	109.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	337,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.80	Total Misc Impr	+ 8,977				
Roofing Adj	+ 3.91	Garage Cost	+ 14,049				
Subfloor Adj	+ -1.86	Total RCN	= 292,475				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 105,291				
Plumbing Adj	+ 8.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 187,184				
Adj Base Cost	= 119.12	Lot Value	+ 123,106				
Total Area	x 2,262	Indicated Value	= 310,290				
Adjusted Cost	= 269,449	Value Per SqFt	137.18				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,184		
Lot Value	123,106		
Indicated Value	310,290	137.18	Per SqFt
Agland Value			
Site Improvements	10,445		
Total Value	320,735	141.79	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	56004	8x4		32	26.83		859
PATO	SLAB PORCH - OPEN	56005	264		264	9.48		2,503



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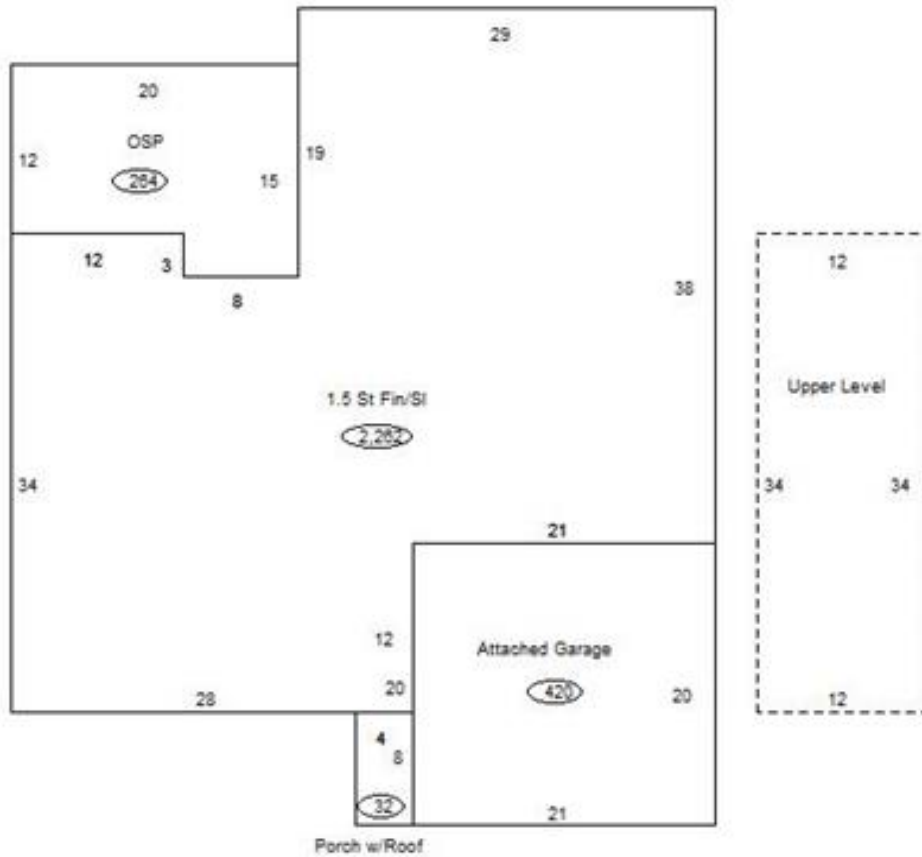
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Sketch Image

660022828



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	1,854	1.220	2,262
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PATO		13	Open Slab	264	1.000	264
5	U	^UL	Overhang	13	Upper Level	408	1.000	408
Total Building Area						1,854		2,262



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			768	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 768)		12,288		12,288	1,843	10,445
	STF	STG FAIR	12x12x0			144	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	674	