



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 660022838 Parcel ID 000000-00-0-00186-006-0003 Cadastral ID 27-21-14-02590 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334566 AKROP, JOSEPH D & REBECCA E & LORI CREEDON 15816 E 79TH ST N OWASSO OK 74055-0000																																																						
Parcel Location Situs 15816 79TH ST Subdivision CORNERSTONE ADDITION 2 Lot/Block 0003 / 0006 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: 36.26809276 -95.79693626					Building Permits																																																	
LOT 3 BLOCK 6 CORNERSTONE ADD 2					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	HURLEY, EDDY L & FRONEBERGER, ROGER L &	05/20/2021 07/05/1993	330,000 97,000 85,000	YES Yes No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>123,781</td> <td>123,781</td> <td>11%</td> <td>13,616</td> <td>Assessed</td> <td>35,399 3,467.69</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>198,026</td> <td>198,026</td> <td></td> <td>21,783</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>321,807</td> <td>321,807</td> <td></td> <td>35,399</td> <td>Total Taxable</td> <td>34,399 3,370.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2022	Land Value	123,781	123,781	11%	13,616	Assessed	35,399 3,467.69	Year Frozen	0	Improvements	198,026	198,026		21,783	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	321,807	321,807		35,399	Total Taxable	34,399 3,370.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022838	AKROP, JOSEPH D &	3	317,132	1000	33,885	3,319.00																																															
2024	2024-660022838	AKROP, JOSEPH D &	3	354,107	1000	36,389	3,496.00																																															
2023	2023-660022838	AKROP, JOSEPH D &	3	330,000	1000	35,300	3,308.00																																															
2022	2022-660022838	AKROP, JOSEPH D &	3	330,000	1000	35,300	3,458.00																																															
2021	2021-660022838	AKROP, JOSEPH D &	3	208,780	1000	21,966	2,125.00																																															
2020	2020-660022838	HURLEY, EDDY L &	3	207,317	1000	21,382	2,066.00																																															
2019	2019-660022838	HURLEY, EDDY L &	3	197,551	1000	20,731	2,004.00																																															
2018	2018-660022838	HURLEY, EDDY L &	3	205,053	1000	21,556	2,006.00																																															
2017	2017-660022838	HURLEY, EDDY L &	3	202,836	1000	21,312	2,005.00																																															
2016	2016-660022838	HURLEY, EDDY L &	3	198,393	1000	20,823	1,960.00																																															
2015	2015-660022838	HURLEY, EDDY L &	3	193,206	1000	20,253	1,921.00																																															
2014	2014-660022838	HURLEY, EDDY L &	3	197,765	1000	20,310	1,944.00																																															
2013	2013-660022838	HURLEY, EDDY L &	3	188,084	1000	19,689	1,844.00																																															



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1349		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,435.00 x 2.50 = 123,781		
Factor Value			
Adjustments	1.0000		
Lot Value	123,781		



\\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	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,362 / 2,034
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,362
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	252,884 124.33 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	335,680 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	172,729
Lot Value	123,781
Indicated Value	296,510 145.78 Per SqFt
Agland Value	
Site Improvements	25,297
Total Value	321,807 158.21 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.02	Total Misc Impr	+ 10,094
Roofing Adj	+ 3.34	Garage Cost	+ 15,499
Subfloor Adj	+ -1.60	Total RCN	= 263,571
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 94,886
Plumbing Adj	+ 9.60	Lump Sums	+ 4,044
Basement Adj	+ 0.00	RCNLD	= 172,729
Adj Base Cost	= 117.00	Lot Value	+ 123,781
Total Area	x 2,034	Indicated Value	= 296,510
Adjusted Cost	= 237,978	Value Per SqFt	145.78

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	56050	11x10		110	26.58		2,924
PATO	SLAB PORCH - OPEN	56051	14x10		140	11.11		1,555
BALW	BALCONY - WOOD	56052	12x12		144	28.08		4,044



Rogers

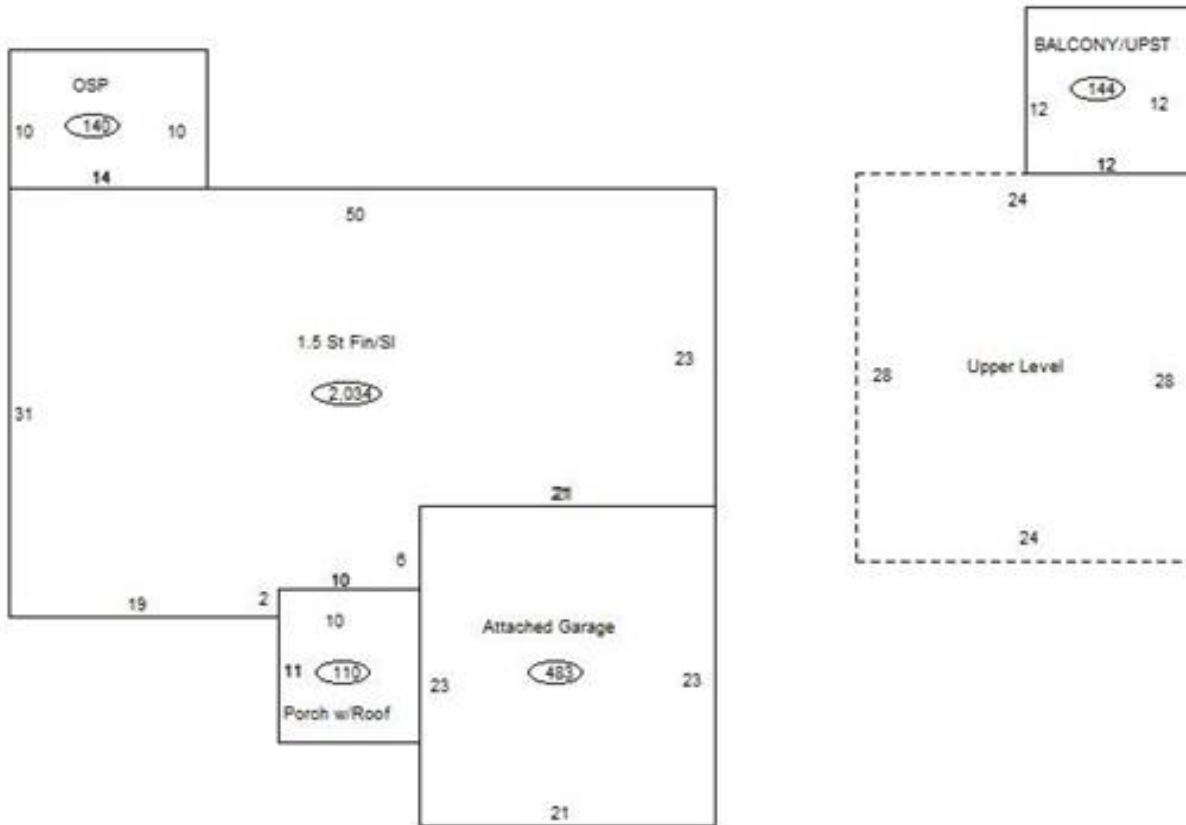
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Sketch Image

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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/Sl	1,362	1.493	2,034
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PATO		13	Open Slab	140	1.000	140
5	M	BALW		13	Balcony	144	1.000	144
6	U	^UL	Overhang	13	Upper Level	672	1.000	672
Total Building Area						1,362		2,034



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			784
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 784)	29,761	29,761	4,464	25,297