



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:15
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Assessment Data					Primary Image																																																																																																																				
Account 660022839 Parcel ID 000000-00-0-00186-006-0004 Cadastral ID 27-21-14-02600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 286103 VANCUREN, MARK & SHEILA M 15808 E 79TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15808 E 79TH ST N Subdivision CORNERSTONE ADDITION 2 Lot/Block 0004 / 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: 36.26808690 -95.79745928																																																																																																																									
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>R23 350</td> <td>R24 NEW RMA 1290 SQ FT</td> <td>11/2023</td> <td>03/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 350	R24 NEW RMA 1290 SQ FT	11/2023	03/2025																																																																																																							
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.119	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	48,743.00 x 2.52 = 123,054	
Factor Value		
Adjustments	1.0000	
Lot Value	123,054	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,983 / 2,983
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,983
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	441 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
Adusted R	0.8445
Indicated Value	293,694 98.46 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	313,010 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.14	Total Misc Impr	+ 22,518
Roofing Adj	+ 4.38	Garage Cost	+ 14,522
Subfloor Adj	+ -2.07	Total RCN	= 386,916
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 139,290
Plumbing Adj	+ 5.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 247,626
Adj Base Cost	= 117.29	Lot Value	+ 123,054
Total Area	x 2,983	Indicated Value	= 370,680
Adjusted Cost	= 349,876	Value Per SqFt	124.26

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	247,626
Lot Value	123,054
Indicated Value	370,680 124.26 Per SqFt
Agland Value	
Site Improvements	
Total Value	370,680 124.26 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	56055	29x4		116	26.56		3,081
PRCH	SLAB PORCH - COVERED	122463	21x18		378	25.75		9,734
PATC	Patio - Covered	171197	26x9		234	17.47		4,088



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						