



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 660022845 Parcel ID 000000-00-0-00186-006-0010 Cadastral ID 27-21-14-02660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 255083 BEERS, JAMES R REVOCABLE TRUST & VICKY L BEERS REVOCABLE TRUST 15502 E 79 ST N OWASSO OK 74055-0000 Parcel Location Situs 15502 79TH ST Subdivision CORNERSTONE ADDITION 2 Lot/Block 0010 / 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: 36.26800999 -95.80067681																																		
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022																													
Exemptions					Sale History																													
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Bk/Pg	Grantor	Date	Price	Code																														
904/549	BLUE, WILLIAM L	01/15/1993	83,500	Yes																														
904/548	SELLER	12/12/1986	0	No																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	0	Land Value	118,157	62,451	11%	6,870	Assessed	24,076	2,358.48																									
Year Frozen	0	Improvements	160,982	156,418		17,206	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	279,139	218,869		24,076	Total Taxable	24,076	2,358.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660022845	BEERS, JAMES R REVOCABLE TRUST &			3	273,601	0	22,929	2,246.00																									
2024	2024-660022845	BEERS, JAMES R REVOCABLE TRUST &			3	307,931	0	21,837	2,098.00																									
2023	2023-660022845	BEERS, JAMES R REVOCABLE TRUST &			3	194,736	0	20,798	1,949.00																									
2022	2022-660022845	BEERS, JAMES R REVOCABLE TRUST &			3	180,065	0	19,807	1,940.00																									
2021	2021-660022845	BEERS, JAMES R &			3	174,681	0	19,215	1,859.00																									
2020	2020-660022845	BEERS, JAMES R &			3	172,064	0	18,927	1,828.00																									
2019	2019-660022845	BEERS, JAMES R &			3	166,016	0	18,262	1,765.00																									
2018	2018-660022845	BEERS, JAMES R &			3	171,847	0	18,359	1,709.00																									
2017	2017-660022845	BEERS, JAMES R &			3	170,542	0	17,484	1,645.00																									
2016	2016-660022845	BEERS, JAMES R &			3	166,445	0	16,652	1,568.00																									
2015	2015-660022845	BEERS, JAMES R &			3	162,827	0	15,859	1,504.00																									
2014	2014-660022845	BEERS, JAMES R &			3	164,007	0	15,103	1,446.00																									
2013	2013-660022845	BEERS, JAMES R &			3	155,076	0	14,385	1,348.00																									



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0119	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,079.00 x 2.68 = 118,157	
Factor Value		
Adjustments	1.0000	
Lot Value	118,157	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,786 / 1,786
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,786
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 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	
Adjusted R	0.8445		
Indicated Value	208,382	116.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	292,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.69	Total Misc Impr	+	8,257			
Roofing Adj	+ 4.81	Garage Cost	+	15,527			
Subfloor Adj	+ -2.31	Total RCN	=	251,535			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	90,553			
Plumbing Adj	+ 8.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	160,982			
Adj Base Cost	= 127.52	Lot Value	+	118,157			
Total Area	x 1,786	Indicated Value	=	279,139			
Adjusted Cost	= 227,751	Value Per SqFt		156.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,982		
Lot Value	118,157		
Indicated Value	279,139	156.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	279,139	156.29	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
PATO	SLAB PORCH - OPEN	56084	19x12		228	10.08		2,298
PATO	SLAB PORCH - OPEN	56085	10x3		30	11.48		344



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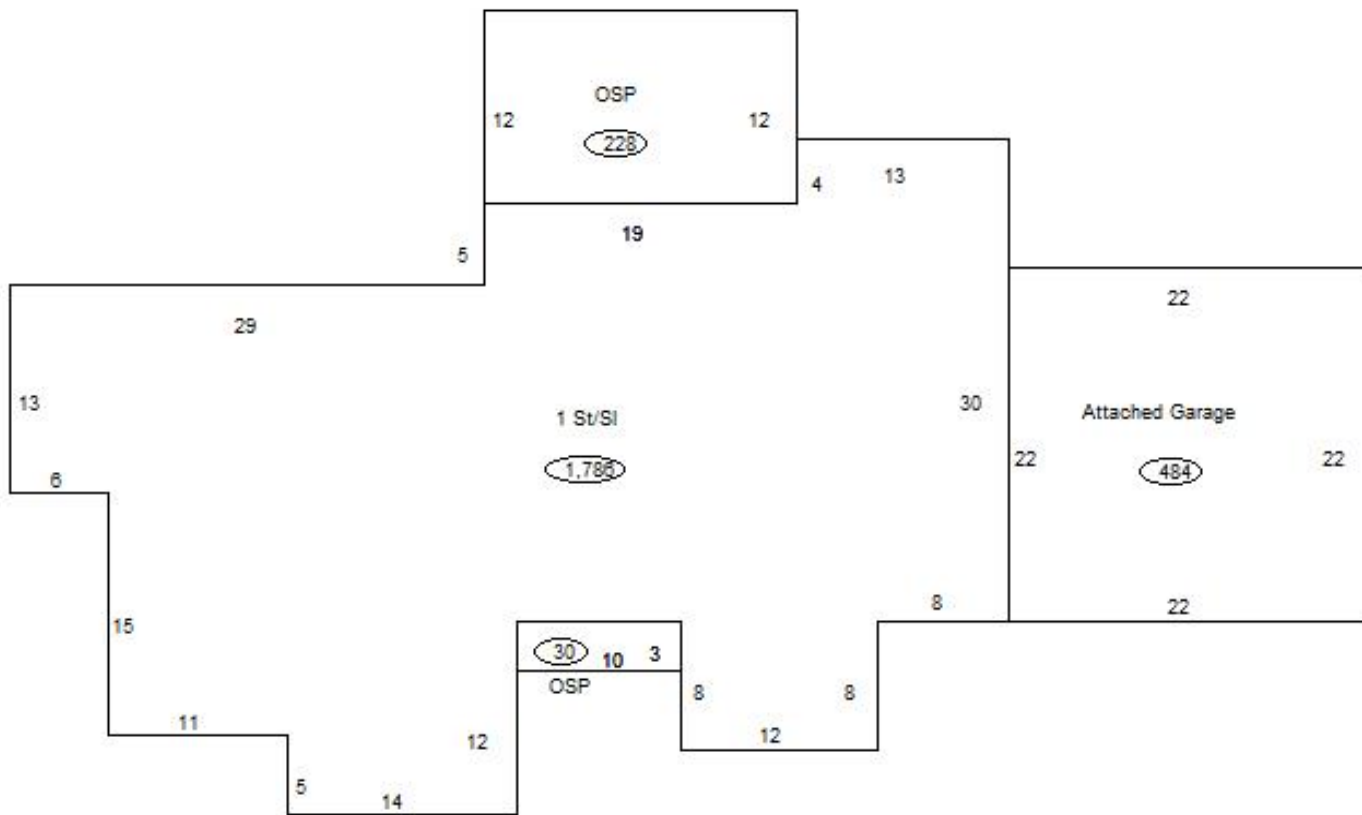
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,786	1.000	1,786
2	G	1		13	Attached Garage	484	1.000	484
3	M	PATO		13	Open Slab	228	1.000	228
4	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						1,786		1,786



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)		749		749	749	