



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:29
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Assessment Data					Primary Image																																																																																																																				
Account 660022852 Parcel ID 000000-00-0-00189-003-0001 Cadastral ID 27-21-14-02730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 255082 LUTZ, PHILLIP A & BETTY J TRUSTEES 15318 E 79 PL N OWASSO OK 74055-0000 Parcel Location Situs 15318 79TH PL Subdivision CORNERSTONE ADDITION 3 Lot/Block 0001 / 0003 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: 36.26919411 -95.80266894																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.132 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,310.00 x 2.51 = 123,650 Factor Value Adjustments 1.0000 Lot Value 123,650		 <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,868 / 3,084
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,868
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

Cost Approach		Manual : 01/2025	
Base Cost	98.11	Total Misc Impr	+ 17,830
Roofing Adj	+ 3.73	Garage Cost	+ 32,088
Subfloor Adj	+ -2.84	Total RCN	= 434,184
Heat/Cool Adj	+ 16.31	Depreciation (35%)	- 151,964
Plumbing Adj	+ 9.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 282,220
Adj Base Cost	= 124.60	Lot Value	+ 123,650
Total Area	x 3,084	Indicated Value	= 405,870
Adjusted Cost	= 384,266	Value Per SqFt	131.61

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	401,361	130.14	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	417,950 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	282,220		
Lot Value	123,650		
Indicated Value	405,870	131.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	405,870	131.61	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	7,243.87	7,244
PRCH	SLAB PORCH - COVERED	56121	7x5		35	33.08	1,158
PRCH	SLAB PORCH - COVERED	56122	295		295	31.96	9,428



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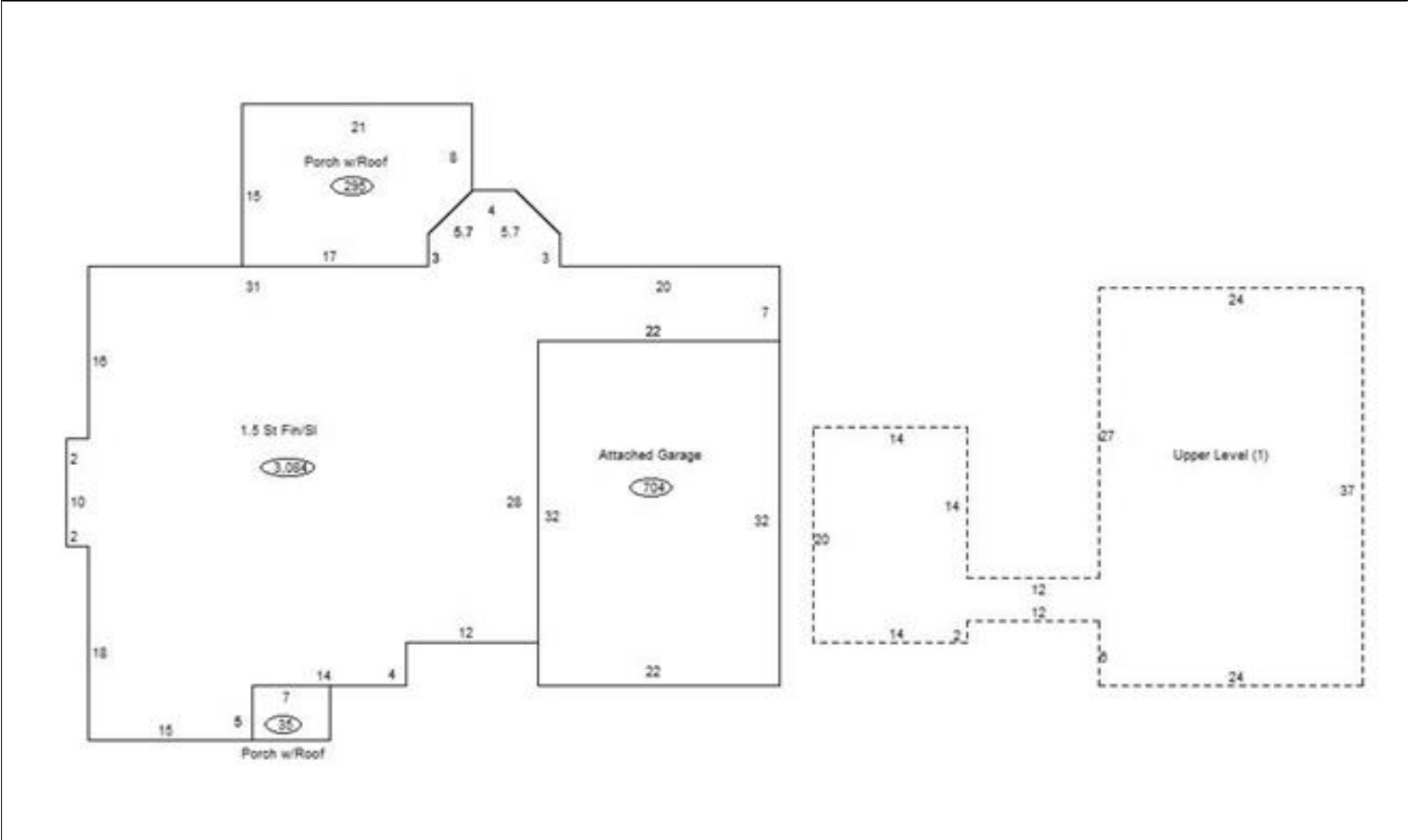
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Sketch Image

660022852



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	1,868	1.651	3,084
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	295	1.000	295
5	U	^UL		13	Upper Level (1)	1,216	1.000	1,216
Total Building Area						1,868		3,084



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				