



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022859 Parcel ID 000000-00-0-00189-004-0004 Cadastral ID 27-21-14-02800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 126304 EUBANK, ROBERT K & YVONNE M-TRUSTEES 7901 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07901 N 154TH E AVE Subdivision CORNERSTONE ADDITION 3 Lot/Block 0004 / 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 Lat/Long: 36.26879694 -95.80141643																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.202	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,361.00 x 2.42 = 126,853	
Factor Value		
Adjustments	1.0000	
Lot Value	126,853	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,982 / 2,982
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,982
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

Cost Approach		Manual : 01/2025	
Base Cost	102.95	Total Misc Impr	+ 15,294
Roofing Adj	+ 5.02	Garage Cost	+ 19,389
Subfloor Adj	+ -3.22	Total RCN	= 407,940
Heat/Cool Adj	+ 14.47	Depreciation (35%)	- 142,779
Plumbing Adj	+ 5.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 265,161
Adj Base Cost	= 125.17	Lot Value	+ 126,853
Total Area	x 2,982	Indicated Value	= 392,014
Adjusted Cost	= 373,257	Value Per SqFt	131.46



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	348,460	116.85	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	403,920 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,161		
Lot Value	126,853		
Indicated Value	392,014	131.46	Per SqFt
Agland Value			
Site Improvements	13,358		
Total Value	405,372	135.94	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	56153	6x4		24	29.45		707
PRCH	SLAB PORCH - COVERED	56154	22x13		286	28.52		8,157



Rogers

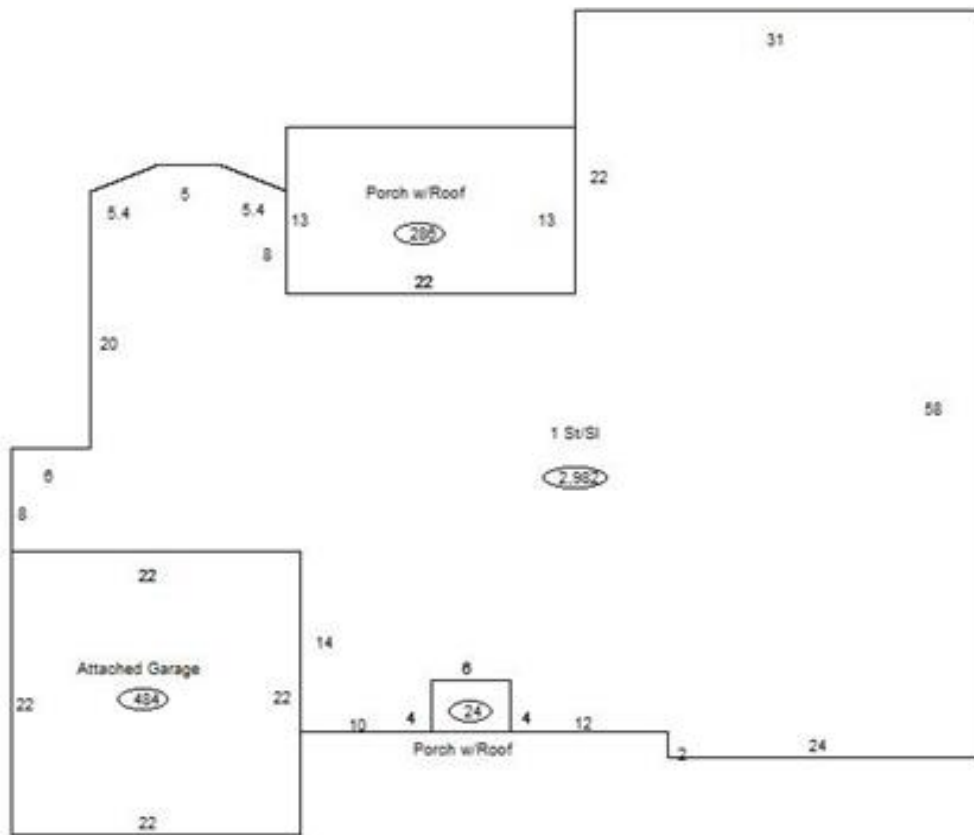
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,982	1.000	2,982
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	286	1.000	286
Total Building Area						2,982		2,982



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x36x0			864
	Qual 2	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary Base Cost (16.00 x 864) 13,824		Modifier Total	RCN 13,824	Depr (5% Phys/ % Func) 691	RCNLD 13,133
	STF	STG FAIR	4x16x0			64
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 64) 300		Modifier Total	RCN 300	Depr (25% Phys/ % Func) 75	RCNLD 225