



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:26:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022860 Parcel ID 000000-00-0-00189-005-0001 Cadastral ID 27-21-14-02810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334589 YANG, WEELAI & PHENG VANG 15412 E 79TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15412 E 79 ST N Subdivision CORNERSTONE ADDITION 3 Lot/Block 0001 / 0005 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: 36.26802352 -95.80126372																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0032		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,698.00 x 2.69 = 117,757		
Factor Value			
Adjustments	1.0000		
Lot Value	117,757		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,455 / 2,781
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,455
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1989 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	353,926 127.27 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	467,350 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	289,384
Lot Value	117,757
Indicated Value	407,141 146.40 Per SqFt
Agland Value	
Site Improvements	
Total Value	407,141 146.40 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.02	Total Misc Impr	+ 17,838
Roofing Adj	+ 3.38	Garage Cost	+ 24,511
Subfloor Adj	+ -2.63	Total RCN	= 391,059
Heat/Cool Adj	+ 16.31	Depreciation (26%)	- 101,675
Plumbing Adj	+ 10.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 289,384
Adj Base Cost	= 125.39	Lot Value	+ 117,757
Total Area	x 2,781	Indicated Value	= 407,141
Adjusted Cost	= 348,710	Value Per SqFt	146.40

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
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PATO	SLAB PORCH - OPEN	56157	120		120	14.15		1,698
PRCH	SLAB PORCH - COVERED	56158	10x5		50	33.03		1,652

