



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:41
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Assessment Data					Primary Image																																																																																																																				
Account 660022862 Parcel ID 000000-00-0-00192-001-0001 Cadastral ID 27-21-14-02840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344421 JT&D PROPERTIES LLC 2190 E 400 RD OOLOGAH OK 74053-0000 Parcel Location Situs 15411 E 78TH ST N Subdivision CORNERSTONE ADDITION 4 Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0002		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,570.00 x 2.70 = 117,623		
Factor Value			
Adjustments	0.6216		
Lot Value	73,115		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,324 / 2,984
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,324
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	367,520 123.16 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	414,620 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.98	Total Misc Impr	+ 21,802
Roofing Adj	+ 2.48	Garage Cost	+ 27,089
Subfloor Adj	+ -1.60	Total RCN	= 373,640
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 119,565
Plumbing Adj	+ 7.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 254,075
Adj Base Cost	= 108.83	Lot Value	+ 73,115
Total Area	x 2,984	Indicated Value	= 327,190
Adjusted Cost	= 324,749	Value Per SqFt	109.65

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	254,075
Lot Value	73,115
Indicated Value	327,190 109.65 Per SqFt
Agland Value	
Site Improvements	8,294
Total Value	335,484 112.43 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	56166	18x14		252	28.63		7,215
PRCH	SLAB PORCH - COVERED	56167	286		286	28.52		8,157



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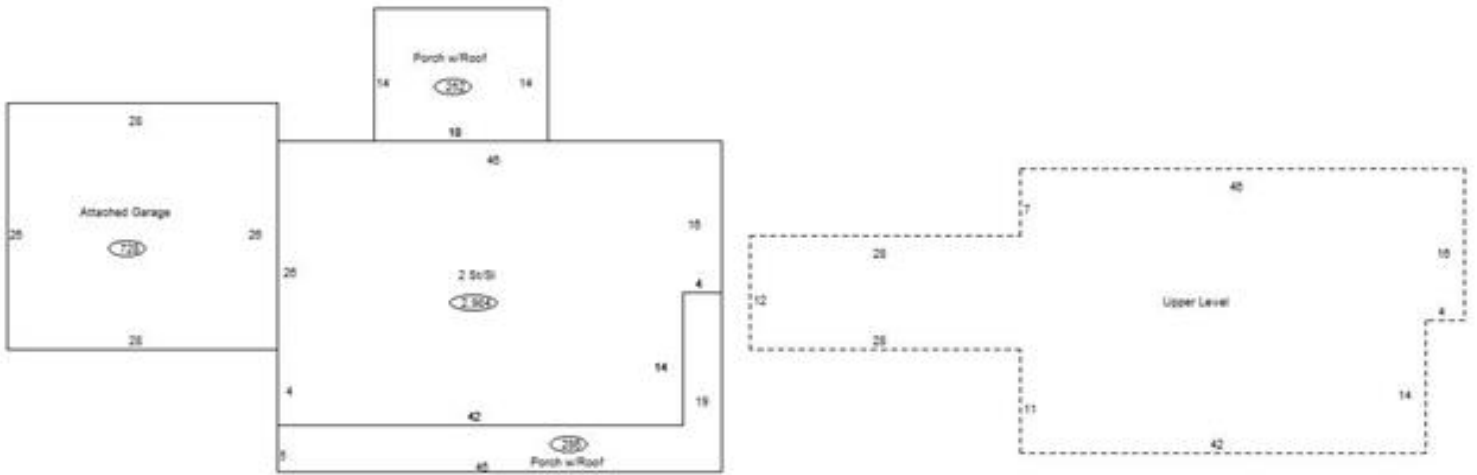
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,324	2.254	2,984
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	286	1.000	286
5	U	^UL	Overhang	13	Upper Level	1,660	1.000	1,660
Total Building Area						1,324		2,984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year 2006	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 576)		9,216		9,216	922	8,294