



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022870 Parcel ID 000000-00-0-00192-002-0007 Cadastral ID 27-21-14-02920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334570 LOBAUGH, RICHEY & ALISA 7612 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07612 N 154TH E AVE Subdivision CORNERSTONE ADDITION 4 Lot/Block 0007 / 0002 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: 36.26483043 -95.80267576																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0647 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,379.00 x 2.60 = 120,572 Factor Value Adjustments 1.0000 Lot Value 120,572		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,930 / 1,930
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,930
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	490 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\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	231,890	120.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	315,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.32	Total Misc Impr	+ 17,451				
Roofing Adj	+ 4.73	Garage Cost	+ 15,680				
Subfloor Adj	+ -2.23	Total RCN	= 290,921				
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 98,913				
Plumbing Adj	+ 10.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 192,008				
Adj Base Cost	= 133.57	Lot Value	+ 120,572				
Total Area	x 1,930	Indicated Value	= 312,580				
Adjusted Cost	= 257,790	Value Per SqFt	161.96				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,008		
Lot Value	120,572		
Indicated Value	312,580	161.96	Per SqFt
Agland Value			
Site Improvements	9,216		
Total Value	321,796	166.73	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
PRCH	SLAB PORCH - COVERED	56205		16	16	26.88		430
PRCH	SLAB PORCH - COVERED	56206	20x16		320	25.93		8,298
PRCH	SLAB PORCH - COVERED	56207	117		117	26.56		3,108



Rogers

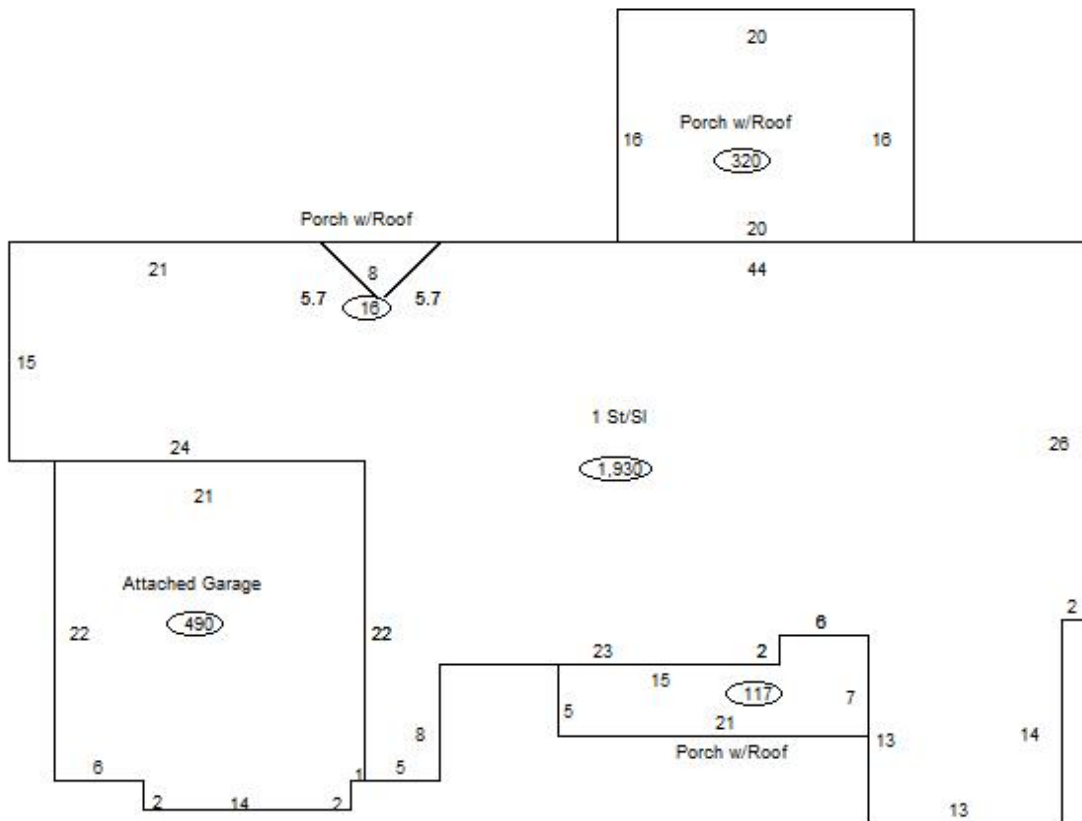
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Sketch Image

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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	1,930	1.000	1,930
2	G	1		13	Attached Garage	490	1.000	490
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	320	1.000	320
5	M	PRCH		13	SLBC	117	1.000	117
Total Building Area						1,930		1,930



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 768) 12,288		Modifier Total	RCN 12,288	Depr (25% Phys/ % Func) 3,072	RCNLD 9,216
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total	RCN 899	Depr (100% Phys/ % Func) 899	RCNLD