



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:35:42
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022877 Parcel ID 000000-00-0-00192-004-0002 Cadastral ID 27-21-14-02990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343344 WILSON, JOHN & LISA & MATTHEW WILSON 15404 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15404 E 77TH ST N Subdivision CORNERSTONE ADDITION 4 Lot/Block 0002 / 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 Lot/Long: 36.26447031 -95.80184740																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022																																																																																																																				
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Date 04/17/2026
Time 08:35:42
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1324		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,328.00 x 2.51 = 123,668		
Factor Value			
Adjustments	1.2845		
Lot Value	158,852		



\\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% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,422 / 2,342
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,422
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	307,425	131.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	110,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.56	Total Misc Impr	+	8,663			
Roofing Adj	+ 3.52	Garage Cost	+	18,106			
Subfloor Adj	+ -2.27	Total RCN	=	312,095			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	87,387			
Plumbing Adj	+ 9.55	Lump Sums	+	10,433			
Basement Adj	+ 0.00	RCNLD	=	235,141			
Adj Base Cost	= 121.83	Lot Value	+	158,852			
Total Area	x 2,342	Indicated Value	=	393,993			
Adjusted Cost	= 285,326	Value Per SqFt		168.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	235,141		
Lot Value	158,852		
Indicated Value	393,993	168.23	Per SqFt
Agland Value			
Site Improvements	23,423		
Total Value	417,416	178.23	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	56243	6x4		24	29.45		707
PATO	SLAB PORCH - OPEN	56244	12x10		120	12.72		1,526
BALW	BALCONY - WOOD	56246	26x10		260	31.64		8,226
CPF	Carport Flat Roof Cf	154457	20x18		360	6.13		2,207



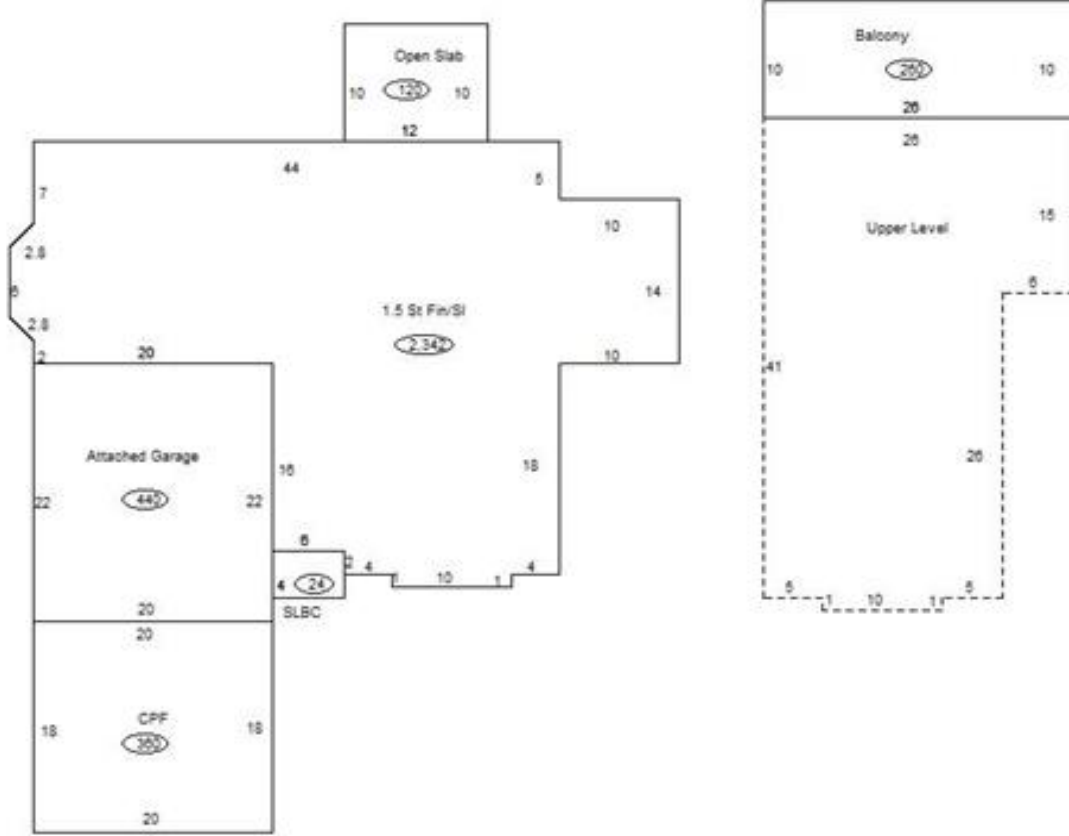
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 Page 3

Sketch Image

660022877



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/SI	1,422	1.647	2,342
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL	Overhang	13	Upper Level	920	1.000	920
6	M	BALW		13	Balcony	260	1.000	260
7	M	CPF		13	CPF	360	1.000	360
Total Building Area						1,422		2,342



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 Page 4

660022877

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)
Base Cost (31.28 x 960)		30,029		30,029	6,606	23,423
	STF	STG FAIR	10x16x0			160
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x 160)		749		749	749	
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x 120)		562		562	562	