



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:52:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022919 Parcel ID 000000-00-0-00198-004-0002 Cadastral ID 27-21-14-03410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 293686 LAMBERT, RICHARD LEE 14604 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14604 E 77TH ST N Subdivision CORNERSTONE WEST 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: 36.26448034 -95.81089199																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1192 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,751.00 x 2.52 = 123,063 Factor Value Adjustments 1.0000 Lot Value 123,063		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,442 / 2,442
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,442
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	295,742	121.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	294,160 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.80	Total Misc Impr	+	18,145	
Roofing Adj	+ 5.18	Garage Cost	+	18,753	
Subfloor Adj	+ -3.39	Total RCN	=	352,746	
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	91,714	
Plumbing Adj	+ 7.28	Lump Sums	+	48,011	
Basement Adj	+ 0.00	RCNLD	=	309,043	
Adj Base Cost	= 129.34	Lot Value	+	123,063	
Total Area	x 2,442	Indicated Value	=	432,106	
Adjusted Cost	= 315,848	Value Per SqFt		176.95	

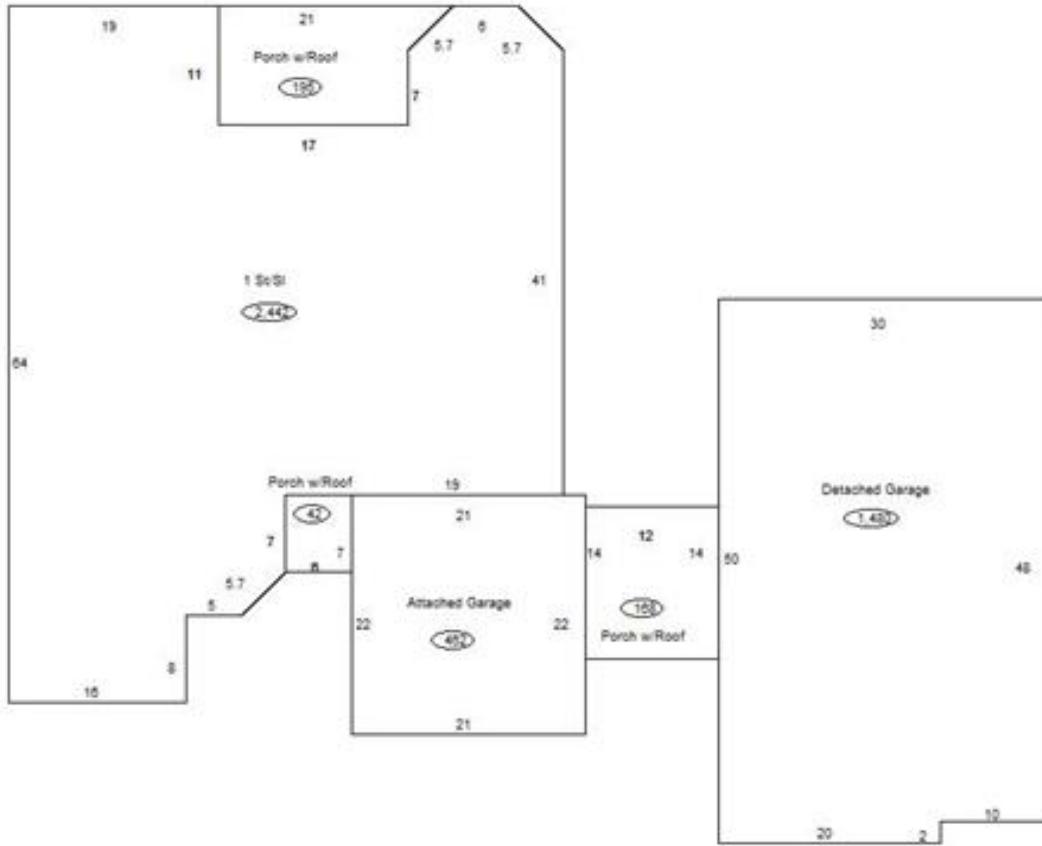
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	309,043		
Lot Value	123,063		
Indicated Value	432,106	176.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	432,106	176.95	Total Value Per SqFt

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	56450	7x6		42	29.40		1,235
PRCH	SLAB PORCH - COVERED	56451	195		195	28.82		5,620
PRCH	SLAB PORCH - COVERED	56452	14x12		168	28.93		4,860
GRDT	GARAGE - DETACHED	56453	1480		1,480	32.44		48,011



Sketch Image

660022919



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,442	1.000	2,442
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	195	1.000	195
5	M	PRCH		13	SLBC	168	1.000	168
6	G	2		13	Detached Garage	1,480	1.000	1,480
Total Building Area						2,442		2,442



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (10.84 x 400)		4,336		4,336	4,336
	STF	STG FAIR	16x16x0			256
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x 256)		1,198		1,198	1,198
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x 96)		449		449	449