



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:35:25  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022941 <b>Parcel ID</b> 000000-00-0-00193-001-0003 <b>Cadastral ID</b> 27-21-14-03640 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 325367 YANG, MOUA  15616 E 77TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15616 E 77TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 5 <b>Lot/Block</b> 0003 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26450073 -95.79875450																																																																																																																									
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Date 04/16/2026  
Time 23:35:26  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.991	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,169.00 x 2.70 = 116,556	
Factor Value		
Adjustments	1.0000	
Lot Value	116,556	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,087 / 2,087
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,087
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	682 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

Cost Approach		Manual : 01/2025	
Base Cost	111.72	Total Misc Impr	+ 12,308
Roofing Adj	+ 5.32	Garage Cost	+ 25,582
Subfloor Adj	+ -3.40	Total RCN	= 326,063
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	- 91,298
Plumbing Adj	+ 9.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 234,765
Adj Base Cost	= 138.08	Lot Value	+ 116,556
Total Area	x 2,087	Indicated Value	= 351,321
Adjusted Cost	= 288,173	Value Per SqFt	168.34



\\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	283,729	135.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	350,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,765		
Lot Value	116,556		
Indicated Value	351,321	168.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,321	168.34	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	56560		167	167	28.93		4,831
PATO	SLAB PORCH - OPEN	56561		81	81	12.93		1,047



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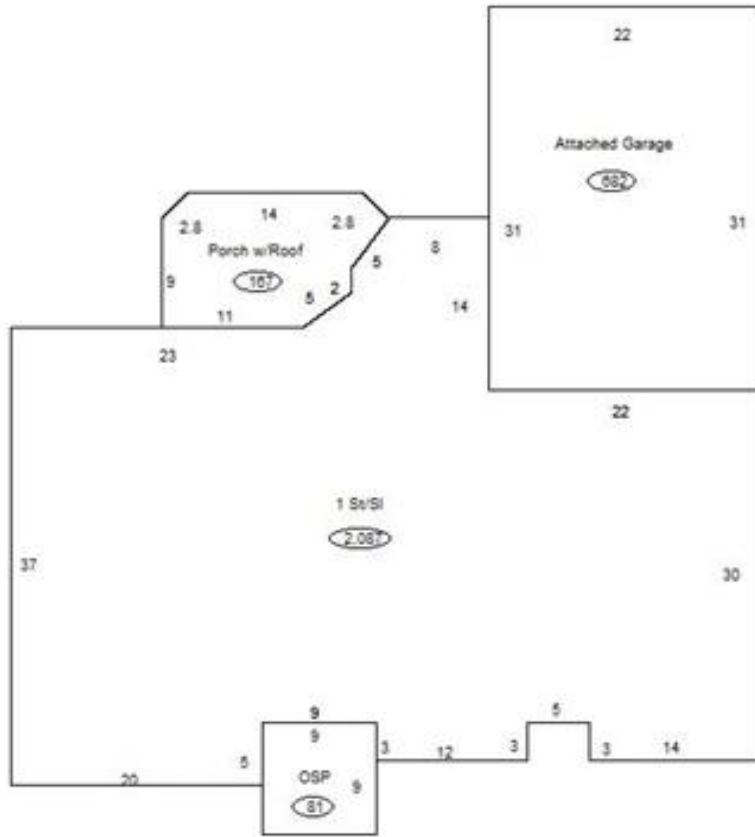
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 Time 23:35:26  
 Page 3

### Sketch Image

660022941



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,087	1.000	2,087
2	G	1		13	Attached Garage	682	1.000	682
3	M	PRCH		13	SLBC	167	1.000	167
4	M	PATO		13	Open Slab	81	1.000	81
<b>Total Building Area</b>						<b>2,087</b>		<b>2,087</b>



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Time 23:35:26  
Page 4

660022941

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562			562	562