



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:13:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022946 Parcel ID 000000-00-0-00193-002-0004 Cadastral ID 27-21-14-03690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332184 POPPELL, DAVE J & CONNIE L PO BOX 1503 OWASSO OK 74055-0000 Parcel Location Situs 15806 E 78TH ST N Subdivision CORNERSTONE ADDITION 5 Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (178)\IMG_0022.JPG 4/20/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.26632461 -95.79702732																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0972 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,794.00 x 2.55 = 122,058 Factor Value Adjustments 1.0000 Lot Value 122,058		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (178)\IMG_0022.JPG 4/20/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,013 / 2,413
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,013
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	790 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	378,292 156.77 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	438,980 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	254,173
Lot Value	122,058
Indicated Value	376,231 155.92 Per SqFt
Agland Value	
Site Improvements	58,079
Total Value	434,310 179.99 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.82	Total Misc Impr	+ 15,168
Roofing Adj	+ 4.48	Garage Cost	+ 29,396
Subfloor Adj	+ -2.84	Total RCN	= 353,018
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 98,845
Plumbing Adj	+ 9.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 254,173
Adj Base Cost	= 127.83	Lot Value	+ 122,058
Total Area	x 2,413	Indicated Value	= 376,231
Adjusted Cost	= 308,454	Value Per SqFt	155.92

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	56582		40	40	29.40		1,176
PRCH	SLAB PORCH - COVERED	56583	22x10		220	28.73		6,321
PATO	SLAB PORCH - OPEN	56584	12x8		96	12.93		1,241

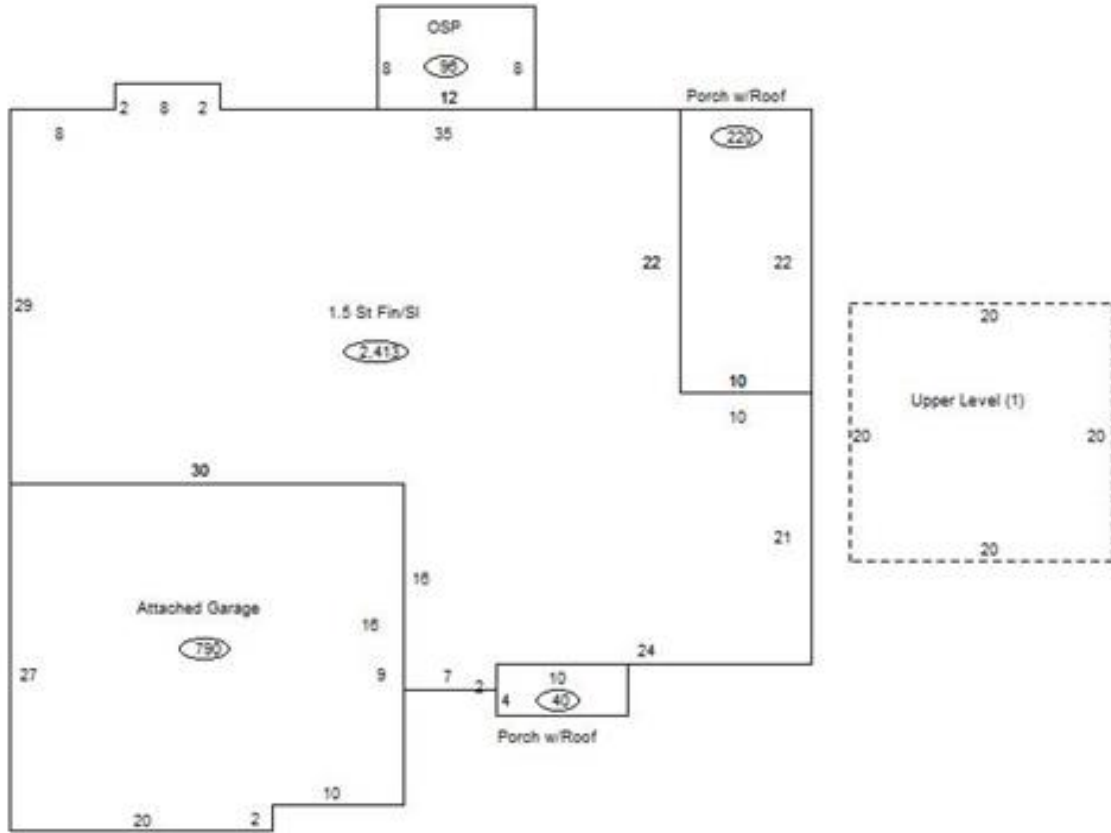


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Sketch Image

660022946



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	2,013	1.199	2,413
2	G	1		13	Attached Garage	790	1.000	790
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PATO		13	Open Slab	96	1.000	96
6	U	^UL		13	Upper Level (1)	400	1.000	400
Total Building Area						2,013		2,413



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	51x30x0			1,530
	Qual	4	Cond	Year	2021	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,530)	58,079		58,079	58,079