



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:34:44
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Assessment Data					Primary Image																																																																																																																				
Account 660022947 Parcel ID 000000-00-0-00193-002-0005 Cadastral ID 27-21-14-03700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 280987 BASE, STEVEN W & ELVA L TRUSTEES 15816 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15816 E 78TH ST N Subdivision CORNERSTONE ADDITION 5 Lot/Block 0005 / 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: 36.26631022 -95.79648294																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1108 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,387.00 x 2.54 = 122,680 Factor Value Adjustments 1.0000 Lot Value 122,680		

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	2,118 / 2,118
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,118
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,040 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1996 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	333,385	157.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	492,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.36	Total Misc Impr	+	12,053			
Roofing Adj	+ 5.30	Garage Cost	+	38,698			
Subfloor Adj	+ -3.40	Total RCN	=	343,649			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	96,222			
Plumbing Adj	+ 10.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	247,427			
Adj Base Cost	= 138.29	Lot Value	+	122,680			
Total Area	x 2,118	Indicated Value	=	370,107			
Adjusted Cost	= 292,898	Value Per SqFt		174.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,427		
Lot Value	122,680		
Indicated Value	370,107	174.74	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	385,107	181.83	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	56588	49		49	29.37	1,439
PRCH	SLAB PORCH - COVERED	56589	376		376	28.23	10,614



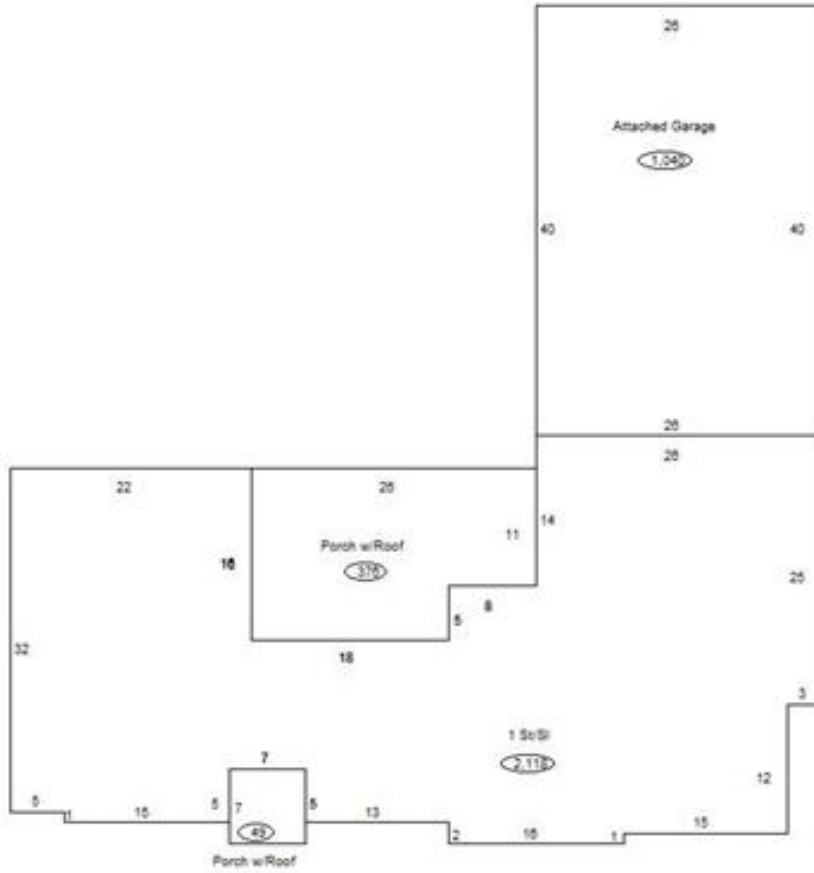
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Sketch Image

660022947



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,118	1.000	2,118
2	G	1		13	Attached Garage	1,040	1.000	1,040
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	376	1.000	376
Total Building Area						2,118		2,118



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (40% Phys/ % Func) 10,000	RCNLD 15,000
	STF	STG FAIR	10x10x0			100
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 100) 468		Modifier Total	RCN 468	Depr (100% Phys/ % Func) 468	RCNLD 468