



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:43:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022951 <b>Parcel ID</b> 000000-00-0-00193-002-0009 <b>Cadastral ID</b> 27-21-14-03740 <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> 327463 COX, RYAN R & TARA B  16012 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16012 E 78TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 5 <b>Lot/Block</b> 0009 / 0002 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: 36.26623297 -95.79454842																																																																																																																									
<b>Legal Description</b> LOT 9 BLOCK 2 CORNERSTONE 5					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>8023</td> <td>R4-NEW OUT BUILDING</td> <td>05/2003</td> <td>02/2004</td> <td>11,495</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8023	R4-NEW OUT BUILDING	05/2003	02/2004	11,495																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0013	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,618.00 x 2.70 = 117,673	
Factor Value		
Adjustments	1.0000	
Lot Value	117,673	

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	1,353 / 2,265
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22



\\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	
Adjusted R	0.8445		
Indicated Value	289,926	128.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	266,810		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.87	Total Misc Impr	+	13,423			
Roofing Adj	+ 3.49	Garage Cost	+	20,024			
Subfloor Adj	+ -2.27	Total RCN	=	313,809			
Heat/Cool Adj	+ 14.47	Depreciation ( 26%)	-	81,590			
Plumbing Adj	+ 11.22	Lump Sums	+	2,531			
Basement Adj	+ 0.00	RCNLD	=	234,750			
Adj Base Cost	= 123.78	Lot Value	+	117,673			
Total Area	x 2,265	Indicated Value	=	352,423			
Adjusted Cost	= 280,362	Value Per SqFt		155.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,750		
Lot Value	117,673		
Indicated Value	352,423	155.60	Per SqFt
Agland Value			
Site Improvements	5,632		
Total Value	358,055	158.08	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	56607	244		244	28.66		6,993
WODO	WOOD DECK - OPEN	56608	378		378	19.13	65%	2,531



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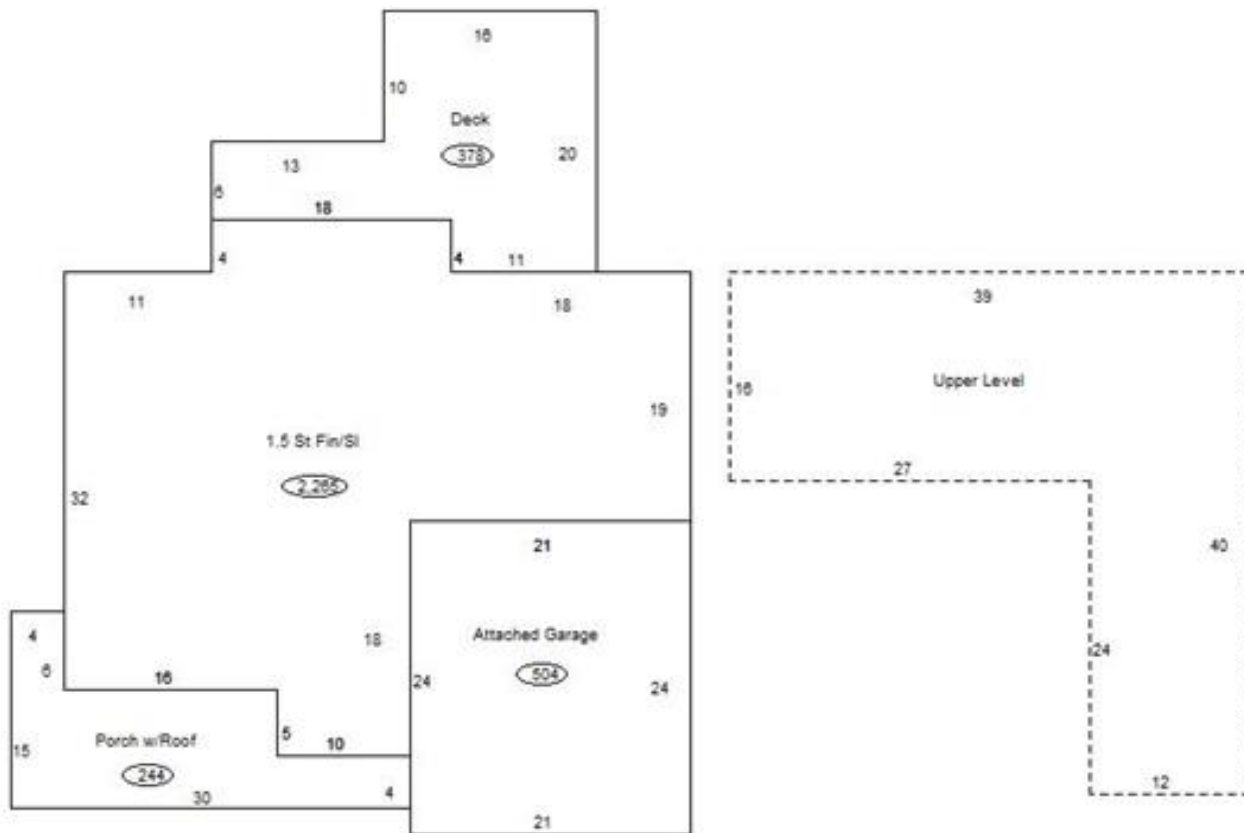
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### Sketch Image

660022951



### 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/Sl	1,353	1.674	2,265
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	244	1.000	244
4	M	WODO		13	WODO	378	1.000	378
5	U	^UL	Overhang	13	Upper Level	912	1.000	912
<b>Total Building Area</b>						1,353		2,265



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			440
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 440) 7,040		<b>Modifier Total</b>	<b>RCN</b> 7,040	<b>Depr (20% Phys/ % Func)</b> 1,408	<b>RCNLD</b> 5,632
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b> 562	<b>Depr (100% Phys/ % Func)</b> 562	<b>RCNLD</b> 562