



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022955 Parcel ID 000000-00-0-00193-003-0004 Cadastral ID 27-21-14-03780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315464 SNEARY FAMILY TRUST SCOTTY & EDITH SNEARY-CO-TRUSTEES 15623 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15623 E 77TH ST N Subdivision CORNERSTONE ADDITION 5 Lot/Block 0004 / 0003 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: 36.26524545 -95.79789837																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0067	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,850.00 x 2.69 = 117,917	
Factor Value		
Adjustments	1.0000	
Lot Value	117,917	

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	2,330 / 2,330
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,330
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	348,674	149.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	398,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.66	Total Misc Impr	+	15,007			
Roofing Adj	+ 5.21	Garage Cost	+	26,287			
Subfloor Adj	+ -3.40	Total RCN	=	357,102			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	110,702			
Plumbing Adj	+ 9.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	246,400			
Adj Base Cost	= 135.54	Lot Value	+	117,917			
Total Area	x 2,330	Indicated Value	=	364,317			
Adjusted Cost	= 315,808	Value Per SqFt		156.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,400		
Lot Value	117,917		
Indicated Value	364,317	156.36	Per SqFt
Agland Value			
Site Improvements	45,552		
Total Value	409,869	175.91	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	56626	14x13		182	28.87		5,254
PRCH	SLAB PORCH - COVERED	56627	19x6		114	29.15		3,323



Rogers

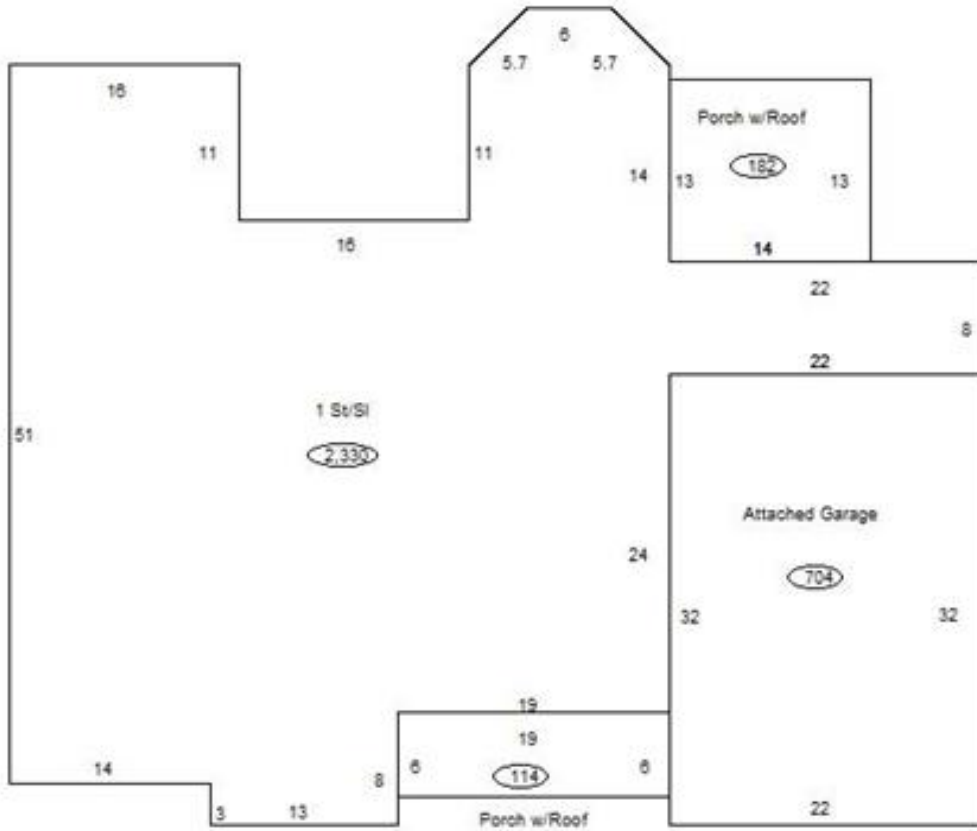
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,330	1.000	2,330
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	182	1.000	182
4	M	PRCH		13	SLBC	114	1.000	114
Total Building Area						2,330		2,330



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	30x40x0			1,200
	Qual 4	Cond 3	Year	Eff Age 1520		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,200)	45,552	45,552		45,552