



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022963 <b>Parcel ID</b> 000000-00-0-00193-004-0003 <b>Cadastral ID</b> 27-21-14-03860 <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> 303504 SHREVE FAMILY TRUST  15420 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15420 E 78TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 5 <b>Lot/Block</b> 0003 / 0004 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: 36.26639526 -95.80004272																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.139 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 49,615.00 x 2.50 = 123,970 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 123,970		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,250 / 2,250
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,250
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,196 Attached Garage - Unfinished 3 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2003 / 17

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/2/2022	
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	413,023	183.57	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	461,730		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	309,783		
<b>Lot Value</b>	123,970		
<b>Indicated Value</b>	433,753	192.78	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	60,584		
<b>Total Value</b>	494,337	219.71	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.30	<b>Total Misc Impr</b>	+ 32,980				
<b>Roofing Adj</b>	+ 5.24	<b>Garage Cost</b>	+ 44,503				
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 382,448				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 19%)</b>	- 72,665				
<b>Plumbing Adj</b>	+ 9.93	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 309,783				
<b>Adj Base Cost</b>	= 135.54	<b>Lot Value</b>	+ 123,970				
<b>Total Area</b>	x 2,250	<b>Indicated Value</b>	= 433,753				
<b>Adjusted Cost</b>	= 304,965	<b>Value Per SqFt</b>	192.78				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	56667	26x14		364	31.25		11,375
PRCH	SLAB PORCH - COVERED	56668	20x7		140	29.04		4,066
PATO	SLAB PORCH - OPEN	122475	23x21		483	9.69		4,680



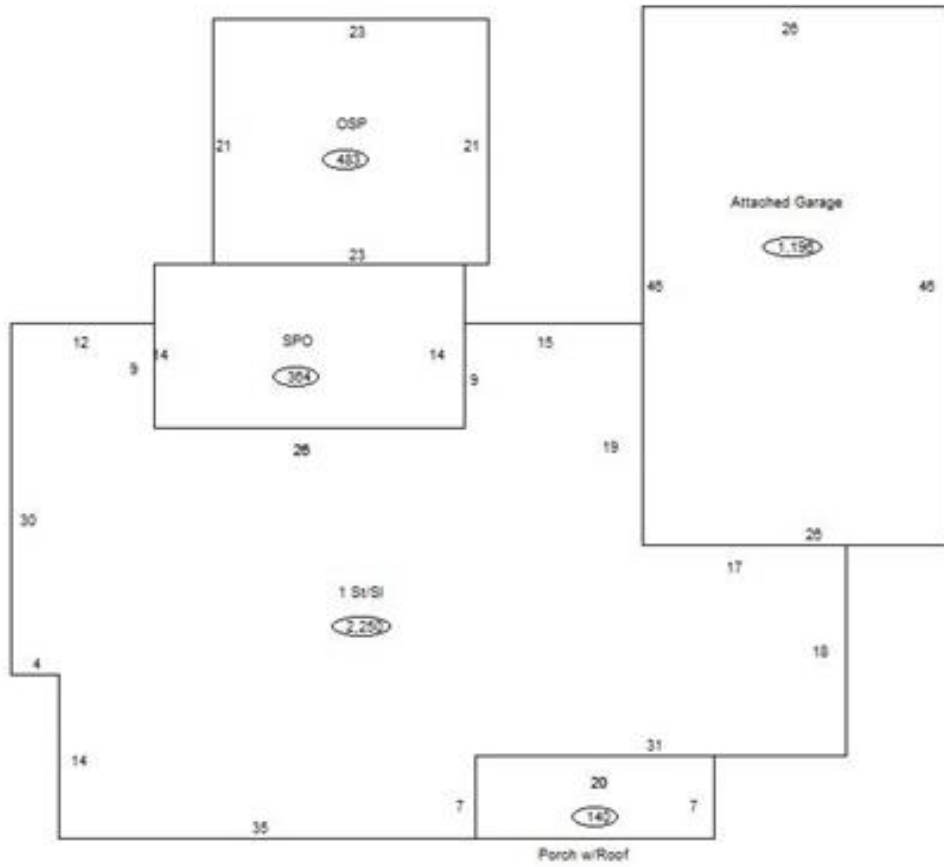
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Sketch Image

660022963



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,250	1.000	2,250
2	G	1		13	Attached Garage	1,196	1.000	1,196
3	M	EPKS		13	Screen Porch	364	1.000	364
4	M	PRCH		13	SLBC	140	1.000	140
5	M	PATO		13	Open Slab	483	1.000	483
<b>Total Building Area</b>						2,250		2,250



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	56x30x0			1,680
	Qual 4	Cond 3	Year 2012	Eff Age 11		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.96 x 1,680)	63,773	63,773	3,189	60,584