



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:25:13  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022973 <b>Parcel ID</b> 000000-00-0-00193-006-0007 <b>Cadastral ID</b> 27-21-14-03960 <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> 328261 JACK, CYNTHIA EILLEN  15807 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15807 78TH ST N <b>Subdivision</b> CORNERSTONE ADDITION 5 <b>Lot/Block</b> 0007 / 0006 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: 36.26728469 -95.79704001																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9949		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,336.00 x 2.70 = 117,007		
Factor Value			
Adjustments	1.0000		
Lot Value	117,007		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	3,209 / 3,209
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,209
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	710 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	440,100	137.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	172,860		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.83	Total Misc Impr	+ 11,887
Roofing Adj	+ 5.60	Garage Cost	+ 32,319
Subfloor Adj	+ -4.31	Total RCN	= 470,682
Heat/Cool Adj	+ 16.31	Depreciation ( 32%)	- 150,618
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 320,064
Adj Base Cost	= 132.90	Lot Value	+ 117,007
Total Area	x 3,209	Indicated Value	= 437,071
Adjusted Cost	= 426,476	Value Per SqFt	136.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	320,064		
Lot Value	117,007		
Indicated Value	437,071	136.20	Per SqFt
Agland Value			
Site Improvements	22,690		
Total Value	459,761	143.27	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	56714	12x4		48	33.04		1,586
PATO	SLAB PORCH - OPEN	56715	18x14		252	12.13		3,057



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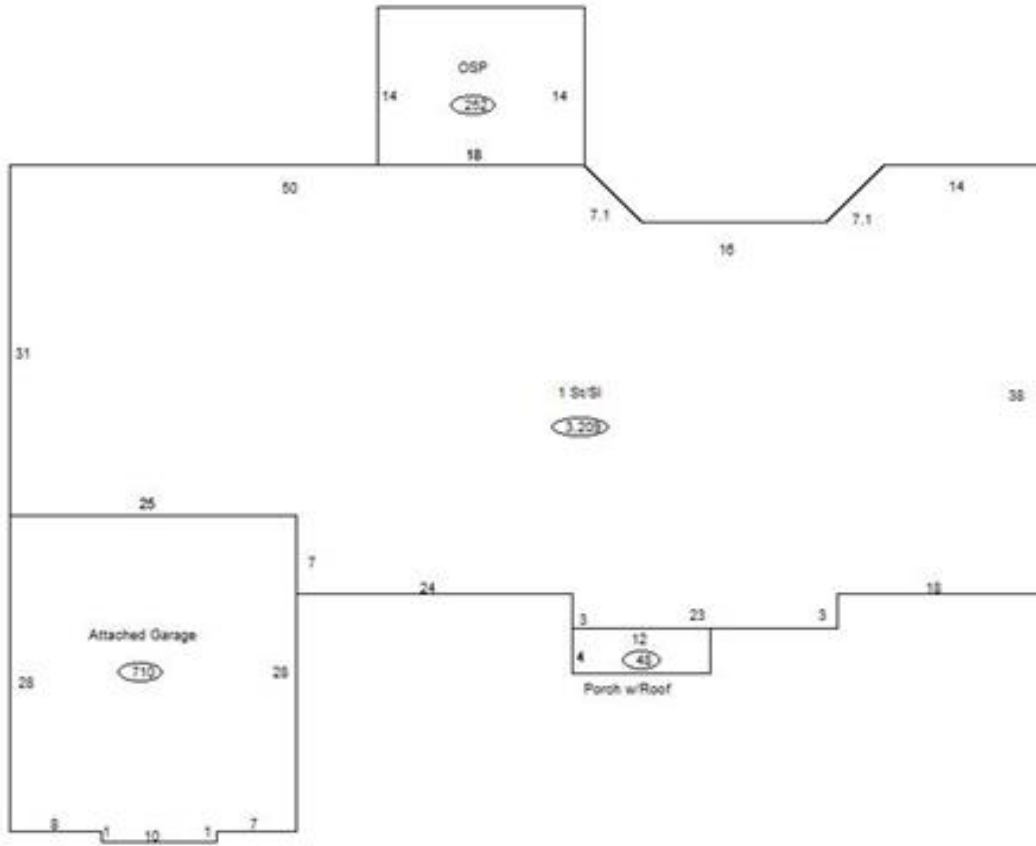
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Sketch Image

660022973



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,209	1.000	3,209
2	G	1		13	Attached Garage	710	1.000	710
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	252	1.000	252
<b>Total Building Area</b>						<b>3,209</b>		<b>3,209</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			576
	Qual	3	Cond 3	Year 1997	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.22 x 576)		16,255	16,255	7,315	8,940
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000	25,000	11,250	13,750