



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 660029282 Parcel ID 000000-00-0-00507-001-0002 Cadastral ID 34-21-14-01320 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 135744 PAYNE, RONALD L & GLENDA K 14526 E 76TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14526 E 76TH ST N Subdivision MEADOWS THE Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26365049 -95.81128429																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.859 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 37,418.00 x 2.70 = 101,029 Factor Value Adjustments 1.0000 Lot Value 101,029		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,157 / 1,973
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,157
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 209,799 106.34 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 238,300 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.31	Total Misc Impr	+ 26,447				
Roofing Adj	+ 2.97	Garage Cost	+ 14,049				
Subfloor Adj	+ -1.38	Total RCN	= 272,185				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 117,040				
Plumbing Adj	+ 9.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 155,145				
Adj Base Cost	= 117.43	Lot Value	+ 101,029				
Total Area	x 1,973	Indicated Value	= 256,174				
Adjusted Cost	= 231,689	Value Per SqFt	129.84				

Value Reconciliation
Selected Approach Cost Approach Improvements 155,145 Lot Value 101,029 Indicated Value 256,174 129.84 Per SqFt Agland Value Site Improvements 1,235 Total Value 257,409 130.47 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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	69933	8x4		32	11.48		367
PRCH	SLAB PORCH - COVERED	69934	12x4		48	26.78		1,285
EPSW	ENCLOSED PORCH - SOLID WALL	69935	20x14		280	68.50		19,180



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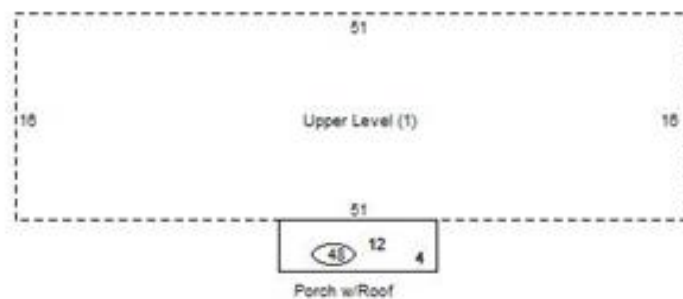
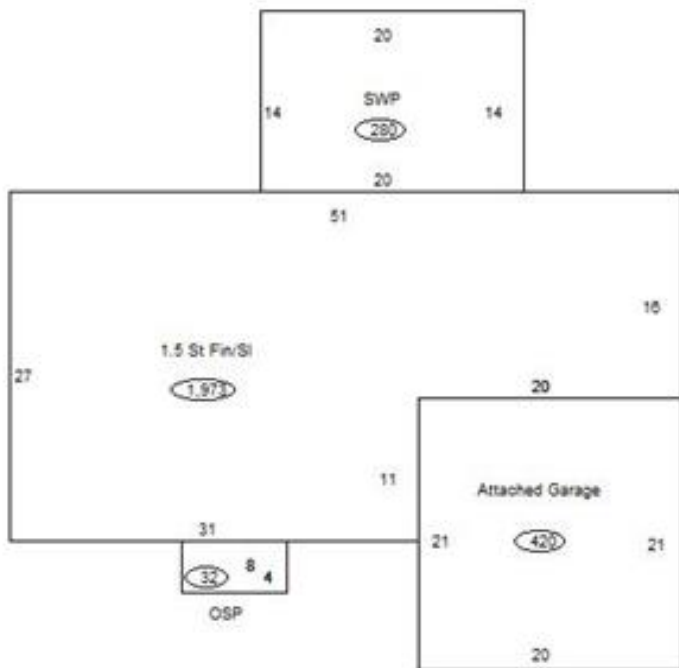
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,157	1.705	1,973
2	G	1		13	Attached Garage	420	1.000	420
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PRCH		13	SLBC	48	1.000	48
5	M	EPSW		13	EPSW	280	1.000	280
6	U	^UL		13	Upper Level (1)	816	1.000	816
Total Building Area						1,157		1,973



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.68 x 480)		2,246		2,246	1,011	1,235