



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660052083 Parcel ID 000000-00-0-00931-003-0001 Cadastral ID 34-21-14-01920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317585 STEARNS, SEAN WESLEY 15024 E 74TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15024 E 74TH PL N Subdivision WILLOW-WOOD EST Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.26086801 -95.80582967 LOT 1 BLOCK 3 WILLOW-WOOD ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.7868 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 34,274.00 x 2.70 = 92,540 Factor Value Adjustments 1.0000 Lot Value 92,540		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,400 / 1,880
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	223,362	118.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	248,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.25	Total Misc Impr	+ 16,018				
Roofing Adj	+ 3.70	Garage Cost	+ 0				
Subfloor Adj	+ -1.81	Total RCN	= 245,679				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 76,160				
Plumbing Adj	+ 10.38	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,519				
Adj Base Cost	= 122.16	Lot Value	+ 92,540				
Total Area	x 1,880	Indicated Value	= 262,059				
Adjusted Cost	= 229,661	Value Per SqFt	139.39				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,519		
Lot Value	92,540		
Indicated Value	262,059	139.39	Per SqFt
Agland Value			
Site Improvements	44,870		
Total Value	306,929	163.26	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
PRCH	SLAB PORCH - COVERED	77760	16x4		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	77761	24x14		336	25.87		8,692



Rogers

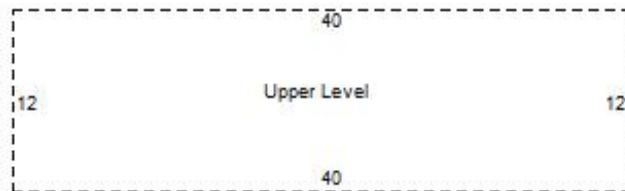
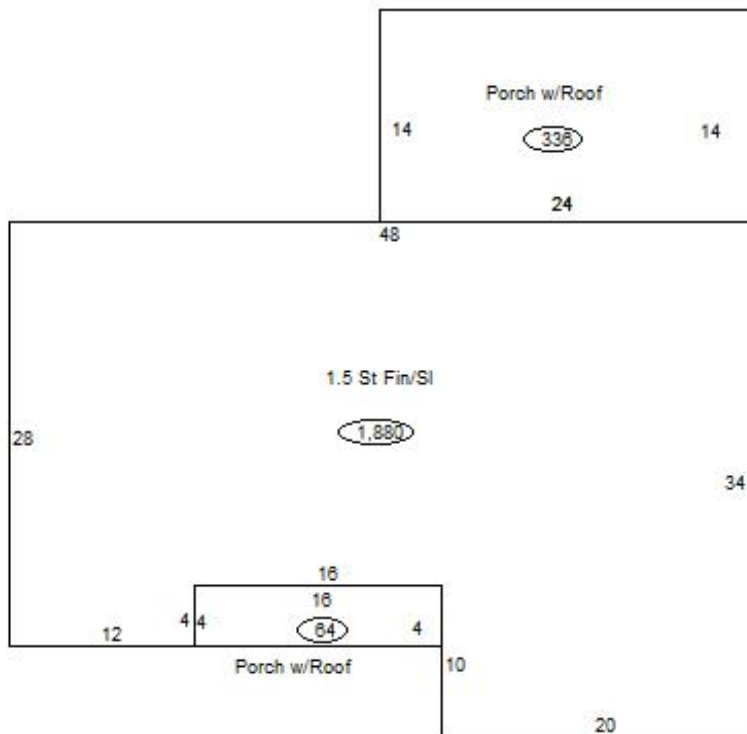
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	64	1.000	64
2	M	PRCH		13	SLBC	336	1.000	336
3	R	5	Slab	13	1.5 St Fin/Sl	1,400	1.343	1,880
4	U	^UL		13	Upper Level	480	1.000	480
Total Building Area						1,400		1,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x40x0			1,600	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (29.52 x 1,600)		47,232		47,232	2,362	44,870
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						