




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660063640 Parcel ID 000000-00-0-00549-004-0011 Cadastral ID 15-21-14-02800 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343229 CIRSTEA, MARIUS SORIN & KRYSTLE 15618 E 99TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15618 E 99TH ST N Subdivision O'DONNELL ACRES Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (106)\IMG_0063.JPG 9/7/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29708930 -95.80044241 LOT 11 BLOCK 4 O'DONNELL ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (106)\IMG_0063.JPG 9/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,563 / 1,563
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,563
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,362 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

Cost Approach		Manual : 01/2025	
Base Cost	105.54	Total Misc Impr	+ 5,169
Roofing Adj	+ 4.61	Garage Cost	+ 40,574
Subfloor Adj	+ -2.19	Total RCN	= 253,763
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 71,054
Plumbing Adj	+ 12.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,709
Adj Base Cost	= 133.09	Lot Value	+ 182,709
Total Area	x 1,563	Indicated Value	= 182,709
Adjusted Cost	= 208,020	Value Per SqFt	116.90

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	319,369	204.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	354,520 Per SqFt

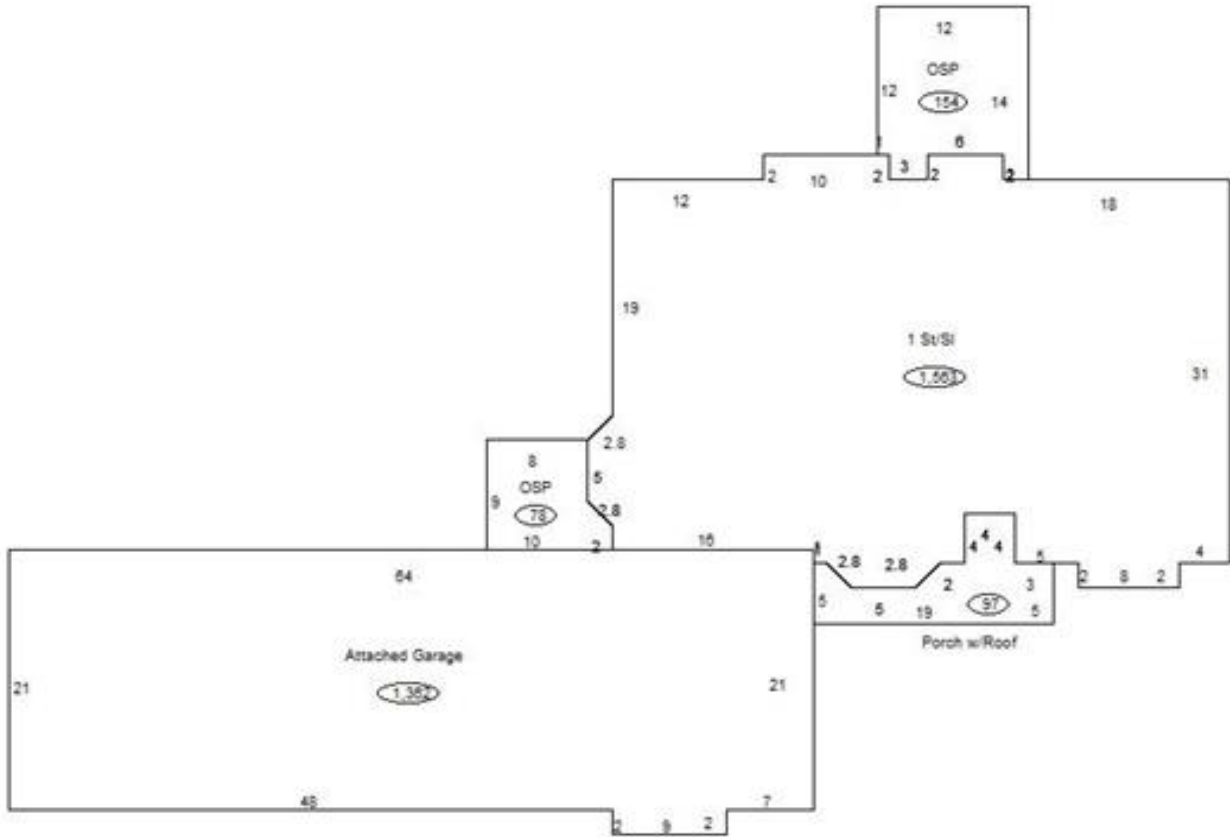
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,709		
Lot Value			
Indicated Value	182,709	116.90	Per SqFt
Agland Value	329		
Site Improvements	39,050		
Total Value	222,088	142.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	81166	78		78	11.48		895
PRCH	SLAB PORCH - COVERED	81167	97		97	26.63		2,583
PATO	SLAB PORCH - OPEN	81168	154		154	10.98		1,691



Sketch Image

660063640



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,563	1.000	1,563
2	G	1		13	Attached Garage	1,362	1.000	1,362
3	M	PATO		13	Open Slab	78	1.000	78
4	M	PRCH		13	SLBC	97	1.000	97
5	M	PATO		13	Open Slab	154	1.000	154
Total Building Area						1,563		1,563



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (25% Phys/ % Func) 10,766	RCNLD 32,299
	LT	LEAN-TO	0x0x0			700
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary Base Cost (2.92 x 700) 2,044		Modifier Total	RCN 2,044	Depr (22% Phys/ % Func) 450	RCNLD 1,594
	STA	STG AVG	20x16x0			320
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.02 x 320) 2,246		Modifier Total	RCN 2,246	Depr (10% Phys/ % Func) 225	RCNLD 2,021
	CP	CARPORT DIRT	32x40x0			1,280
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x 1,280) 4,480		Modifier Total	RCN 4,480	Depr (30% Phys/ % Func) 1,344	RCNLD 3,136
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total	RCN 899	Depr (100% Phys/ % Func) 899	RCNLD



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.287	144	144	329	329
NTV PST Totals						2.287			329	329
Total Agland						2.287			329	329