



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:26:48
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Assessment Data					Primary Image																																																																																																																				
Account 660076960 Parcel ID 000000-00-0-40055-002-0015 Cadastral ID 32-23-15-01530 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 306235 BRYSON FAMILY TRUST PO BOX 323 OWASSO OK 74055-0000 Parcel Location Situs 01131 S MARINA DR Subdivision HARBOUR CREEK VILLAGE Lot/Block 0015 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 23 / 15 / 5 Neighborhood 1201 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.43223418 -95.72320222										\\tsclient\C\Users\CB\Pictures\2020-06-22\IMG_0064.JPG 6/22/2020																																																																																																															
Building Permits LOT 15 BLOCK 2 HARBOUR CREEK VILLAGE					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1201 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.159		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,927.00 x 2.42 = 16,763		
Factor Value			
Adjustments	1.0000		
Lot Value	16,763		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,646 / 1,646
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,646
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	237,440	144.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	175,300 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117.42	Total Misc Impr	+ 11,493
Roofing Adj	+ 5.60	Garage Cost	+ 17,548
Subfloor Adj	+ -3.58	Total RCN	= 267,217
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 61,460
Plumbing Adj	+ 10.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,757
Adj Base Cost	= 144.70	Lot Value	+ 16,763
Total Area	x 1,646	Indicated Value	= 222,520
Adjusted Cost	= 238,176	Value Per SqFt	135.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,757		
Lot Value	16,763		
Indicated Value	222,520	135.19	Per SqFt
Agland Value			
Site Improvements	10,130		
Total Value	232,650	141.34	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	92089	6x5		30	29.44		883
PRCH	SLAB PORCH - COVERED	92090	16x9		144	29.03		4,180



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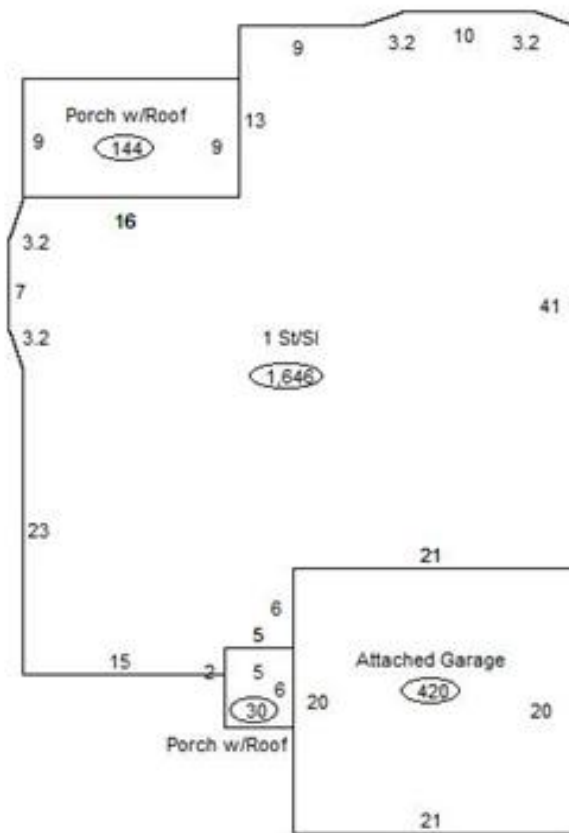
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,646	1.000	1,646
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,646		1,646



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	24x18x10	Concrete	Formed Metal	432
	Qual	3	Cond 3	Year 2018	Eff Age 6	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (29.31 x 432)		12,662	12,662	2,532		10,130