



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 660083014 Parcel ID 21N14E-15-4-00000-000-0000 Cadastral ID 15-21-14-04430 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 294455 THORSON, JOEL & ANGIE 15803 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15803 E 96TH ST N Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 15 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0019.JPG 9/7/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29440931 -95.79540756 N/2 SE/4 SE/4 SE/4																																																																																																																									
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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.9951		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	217,586.00 x .37 = 80,522		
Factor Value			
Adjustments	1.0000		
Lot Value	80,522		



\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0019.JPG 9/7/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,199 / 2,859
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,199
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	610 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	511,239 178.82 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	367,246
Lot Value	80,522
Indicated Value	447,768 156.62 Per SqFt
Agland Value	
Site Improvements	84,542
Total Value	532,310 186.19 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.18	Total Misc Impr	+ 14,381
Roofing Adj	+ 4.85	Garage Cost	+ 30,219
Subfloor Adj	+ -3.55	Total RCN	= 434,139
Heat/Cool Adj	+ 17.38	Depreciation (16%)	- 69,462
Plumbing Adj	+ 9.39	Lump Sums	+ 2,569
Basement Adj	+ 0.00	RCNLD	= 367,246
Adj Base Cost	= 136.25	Lot Value	+ 80,522
Total Area	x 2,859	Indicated Value	= 447,768
Adjusted Cost	= 389,539	Value Per SqFt	156.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
BALW	BALCONY - WOOD	100508	23x3		69	37.23		2,569
PRCH	SLAB PORCH - COVERED	100509	23x7		161	35.91		5,782
PRCH	SLAB PORCH - COVERED	100510	6x4		24	36.60		878



Rogers

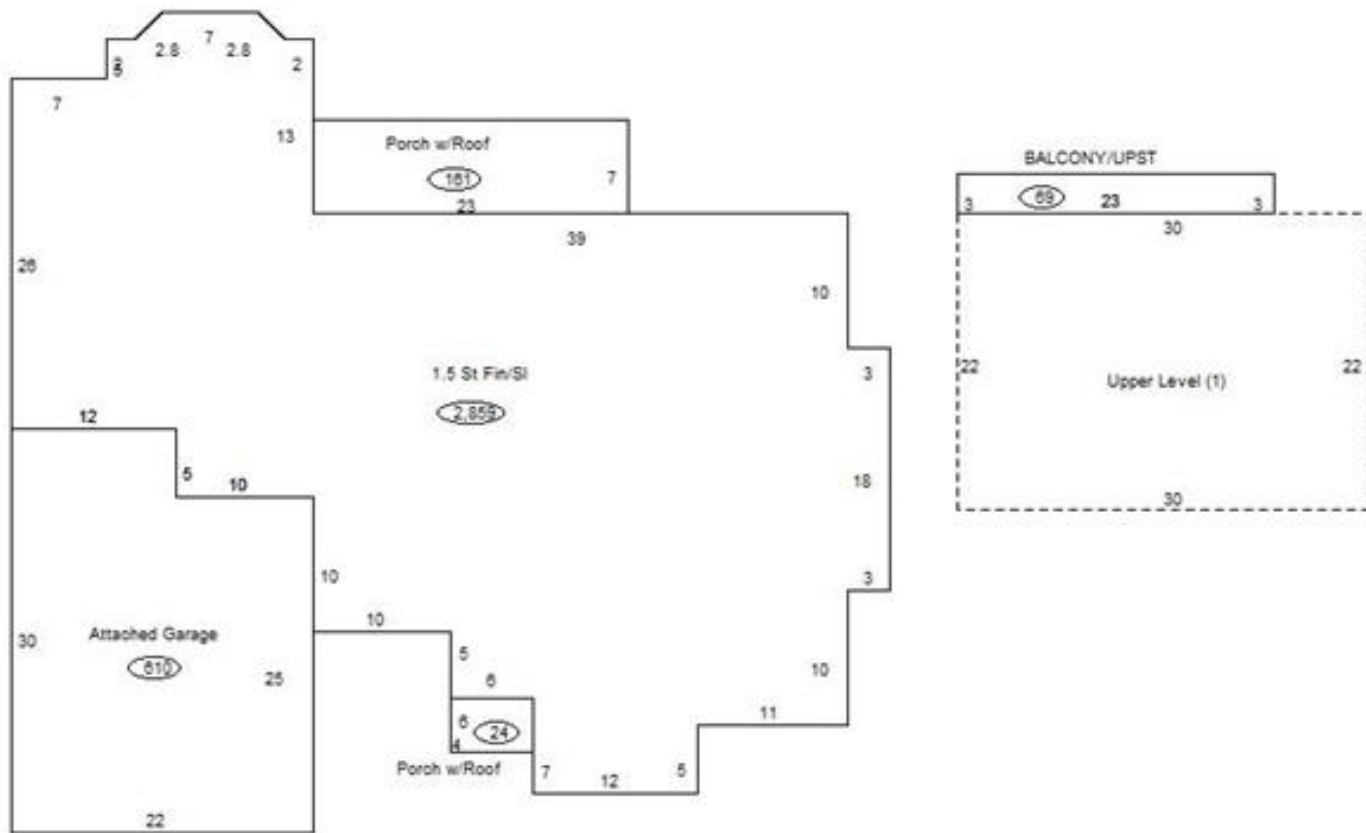
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Sketch Image

660083014



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	2,199	1.300	2,859
2	G	1		13	Attached Garage	610	1.000	610
3	M	BALW		13	Balcony	69	1.000	69
4	M	PRCH		13	SLBC	161	1.000	161
5	M	PRCH		13	SLBC	24	1.000	24
6	U	^UL		13	Upper Level (1)	660	1.000	660
Total Building Area						2,199		2,859



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	5	Cond 5	Year 2016	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	8,100	21,900
	GRDT	GARAGE - DETACHED	0x0x0			1,250	
	Qual	3	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (27.24 x 1,250)	34,050		34,050	1,703	32,347
	UTIL	SHOP BUILDING	10x30x0			300	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (29.97 x 300)	8,991		8,991	3,596	5,395
	TNCT	HOCKEY RINK	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (49,800.00 x 1)	49,800		49,800	24,900	24,900