



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:59:27
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Assessment Data					Primary Image																																																																																																																				
Account 660087141 Parcel ID 000000-00-0-00277-001-0059 Cadastral ID 26-21-14-07390 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 304718 HOLSON, CONNIE T & CHRISTOPHER L 16225 E 79TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 16225 79TH ST Subdivision EAGLES LANDING Lot/Block 0059 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1104 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27085868 -95.79188971					Building Permits <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>P20 000027</td> <td>R21- NEW POOL</td> <td>06/2020</td> <td>10/2020</td> <td>34,000</td> </tr> <tr> <td>R2010 12 8</td> <td>R12-NEW 2038 SQ FT SFR</td> <td>12/2010</td> <td>05/2011</td> <td>101,900</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000027	R21- NEW POOL	06/2020	10/2020	34,000	R2010 12 8	R12-NEW 2038 SQ FT SFR	12/2010	05/2011	101,900																																																																																																	
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Lot Data		Square-Foot - NBHD 1104 #1	
Lot Size	125 x 305		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALILTY	0	
		0	
Method	Square-Foot		
Base Lot Value	38,125.00 x 2.35 = 89,594		
Factor Value			
Adjustments	1.0000		
Lot Value	89,594		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,057 / 2,057
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,057
Fixture/RghIn	3 /
Bed/F/H Bath	2 / /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	327,121 159.03 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	365,130 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	273,258
Lot Value	89,594
Indicated Value	362,852 176.40 Per SqFt
Agland Value	
Site Improvements	23,700
Total Value	386,552 187.92 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.04	Total Misc Impr	+ 11,118
Roofing Adj	+ 5.35	Garage Cost	+ 26,159
Subfloor Adj	+ -3.40	Total RCN	= 307,032
Heat/Cool Adj	+ 14.47	Depreciation (11%)	- 33,774
Plumbing Adj	+ 2.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 273,258
Adj Base Cost	= 131.14	Lot Value	+ 89,594
Total Area	x 2,057	Indicated Value	= 362,852
Adjusted Cost	= 269,755	Value Per SqFt	176.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	106504	69		69	29.31		2,022
PRCH	SLAB PORCH - COVERED	106505	22x9		198	28.81		5,704
PATO	SLAB PORCH - OPEN	146732	344		344	9.86		3,392



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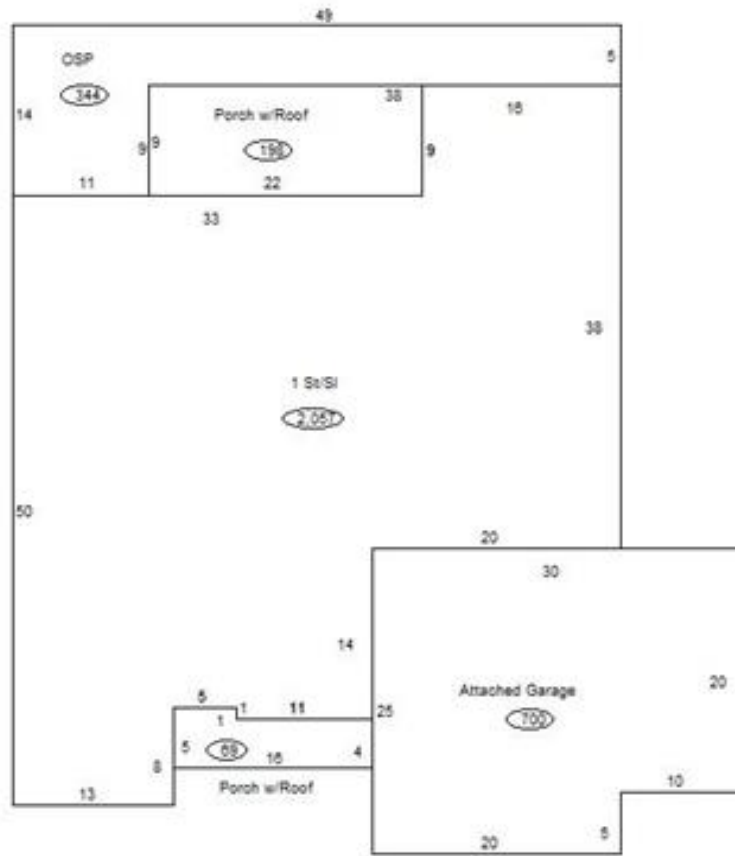
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Sketch Image

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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/Sl	2,057	1.000	2,057
2	G	1		13	Attached Garage	700	1.000	700
3	M	PRCH		13	SLBC	69	1.000	69
4	M	PRCH		13	SLBC	198	1.000	198
5	M	PATO		13	Open Slab	344	1.000	344
Total Building Area						2,057		2,057



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2020	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,300	23,700