



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 13:28:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087142 <b>Parcel ID</b> 000000-00-0-00277-001-0060 <b>Cadastral ID</b> 26-21-14-07400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 341970 CHRISTIAN, ROBERT & ROBIN  16129 E 79TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16129 E 79 ST N <b>Subdivision</b> EAGLES LANDING <b>Lot/Block</b> 0060 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1104 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27081127 -95.79222384																																																																																																																									
<b>EAGLE'S LANDING LOT 60 BLOCK 1</b>					<b>Building Permits</b> <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>WP2014 03 24R15-NEW POOL WITH HEAT</td> <td></td> <td>03/2014</td> <td>09/2014</td> <td>80,000</td> </tr> <tr> <td>R2013 11 17 R15-NEW 4645 SQ FT SFR</td> <td></td> <td>11/2013</td> <td>09/2014</td> <td>390,000</td> </tr> <tr> <td>R2013 11 18 R15-NEW 50X60 3000 SQ FT DETACH</td> <td></td> <td>11/2013</td> <td>09/2014</td> <td>40,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP2014 03 24R15-NEW POOL WITH HEAT		03/2014	09/2014	80,000	R2013 11 17 R15-NEW 4645 SQ FT SFR		11/2013	09/2014	390,000	R2013 11 18 R15-NEW 50X60 3000 SQ FT DETACH		11/2013	09/2014	40,000																																																																																												
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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	3.1922		
Lot Value	286,002		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,993 / 5,038
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,993
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.5 /
Basement Area	
Garage Type	912 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	990,906 196.69 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	1,064,230 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	808,136
Lot Value	286,002
Indicated Value	1,094,138 217.18 Per SqFt
Agland Value	
Site Improvements	98,189
Total Value	1,192,327 236.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.25	Total Misc Impr	+ 39,471
Roofing Adj	+ 5.74	Garage Cost	+ 73,635
Subfloor Adj	+ -6.65	Total RCN	= 850,669
Heat/Cool Adj	+ 21.74	Depreciation ( 5%)	- 42,533
Plumbing Adj	+ 10.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 808,136
Adj Base Cost	= 146.40	Lot Value	+ 286,002
Total Area	x 5,038	Indicated Value	= 1,094,138
Adjusted Cost	= 737,563	Value Per SqFt	217.18

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	120004	557		557	44.01		24,514
PRCH	SLAB PORCH - COVERED	120005	11x5		55	46.86		2,577
PRCH	SLAB PORCH - COVERED	120006	7x7		49	46.90		2,298
PRCH	SLAB PORCH - COVERED	120007	3x3		9	47.16		424



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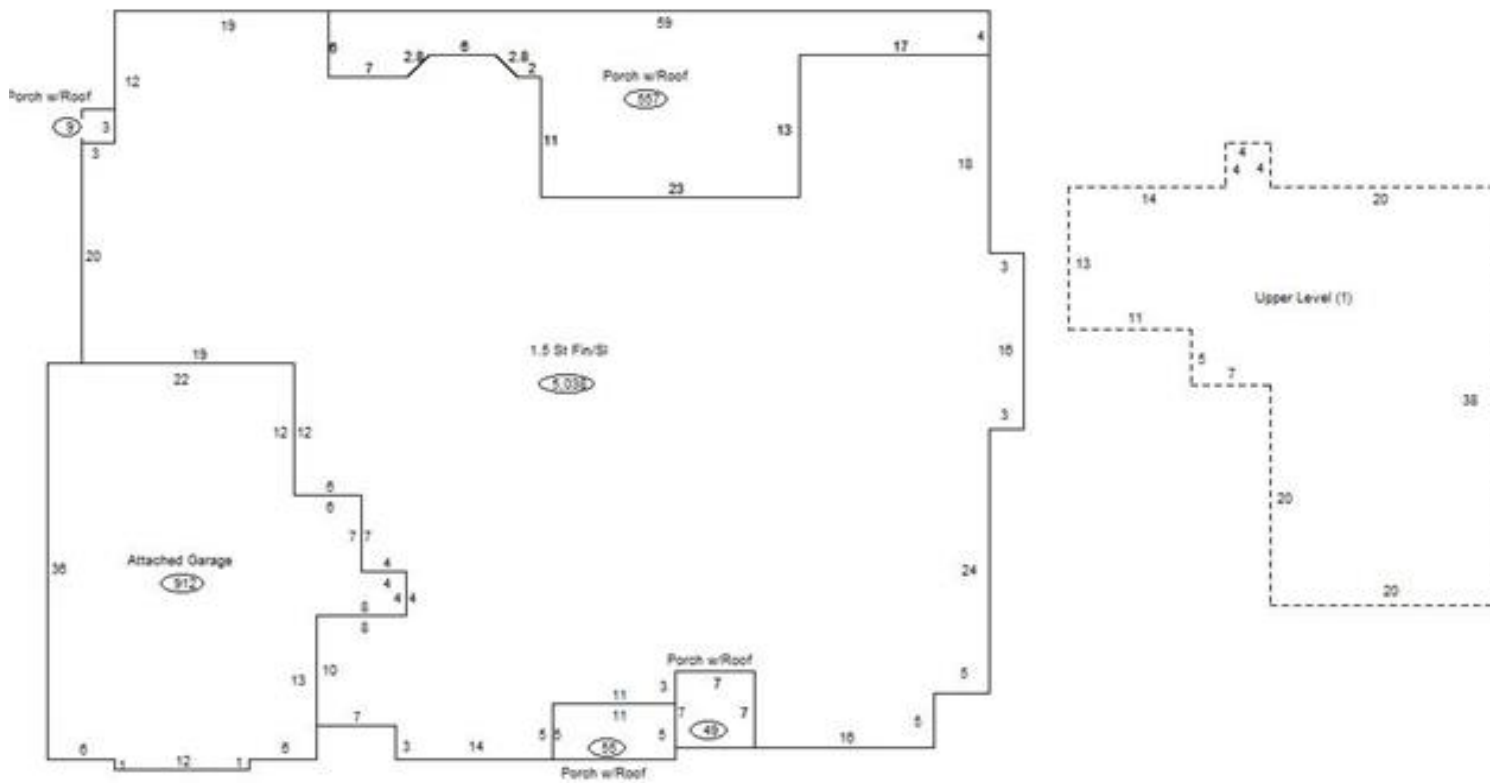
Date 04/17/2026

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### Sketch Image

660087142



### 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/SI	3,993	1.262	5,038
2	U	^UL		13	Upper Level (1)	1,045	1.000	1,045
3	G	1		13	Attached Garage	912	1.000	912
4	M	PRCH		13	SLBC	557	1.000	557
5	M	PRCH		13	SLBC	55	1.000	55
6	M	PRCH		13	SLBC	49	1.000	49
7	M	PRCH		13	SLBC	9	1.000	9
<b>Total Building Area</b>						3,993		5,038



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GF	GAZEBO FAIR	16x20x0			1	
	Qual	2	Cond 3	Year 2018	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2,950.00 x 1)		2,950		2,950	295	2,655
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	4	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000		30,000	13,200	16,800
	UTIL	SHOP BUILDING	60x50x0			3,000	
	Qual	4	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.62 x 3,000)		94,860		94,860	16,126	78,734