



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:39:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092935 <b>Parcel ID</b> 000000-00-0-00454-008-0009 <b>Cadastral ID</b> 10-21-14-05420 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 324703 ARIAS, MICHAEL F & JULIE M  15212 E 109TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15212 E 109TH ST N <b>Subdivision</b> LAKE VALLEY IV <b>Lot/Block</b> 0009 / 0008 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31172359 -95.80355238																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1723 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,507.00 x 5.30 = 39,787 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 39,787		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Wood
<b>Base/Total Area</b>	1,554 / 1,554
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,554
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2011 / 11

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG\_002' 8/10/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	217,919	140.23	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	228,830		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.18	<b>Total Misc Impr</b>	+ 3,986				
<b>Roofing Adj</b>	+ 4.94	<b>Garage Cost</b>	+ 14,498				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 225,182				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 11%)</b>	- 24,770				
<b>Plumbing Adj</b>	+ 12.56	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 200,412				
<b>Adj Base Cost</b>	= 133.01	<b>Lot Value</b>	+ 39,787				
<b>Total Area</b>	x 1,554	<b>Indicated Value</b>	= 240,199				
<b>Adjusted Cost</b>	= 206,698	<b>Value Per SqFt</b>	154.57				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	200,412		
<b>Lot Value</b>	39,787		
<b>Indicated Value</b>	240,199	154.57	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	240,199	154.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	112297	13x10		130	11.20		1,456
PRCH	SLAB PORCH - COVERED	112298	95		95	26.63		2,530



# Rogers

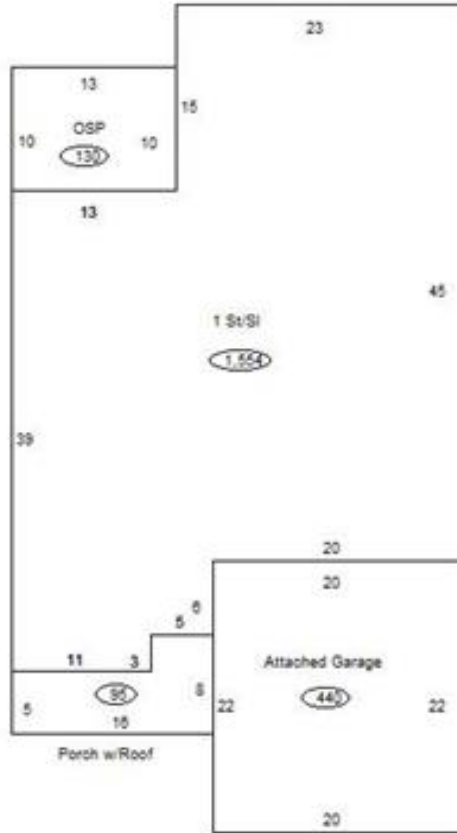
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Sketch Image

660092935



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,554	1.000	1,554
2	M	PATO		13	Open Slab	130	1.000	130
3	M	PRCH		13	SLBC	95	1.000	95
4	G	1		13	Attached Garage	440	1.000	440
<b>Total Building Area</b>						1,554		1,554