



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:50:15  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096824 <b>Parcel ID</b> 000000-00-0-21650-001-0030 <b>Cadastral ID</b> 22-21-14-09380 <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> 312916 SIMMONS FAMILY FARMS LLC  12150 E 96TH ST N STE 200 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15525 E 88TH ST N <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0030 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28131387 -95.79758794																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	12,937.00 x 5.30 = 68,566	
Factor Value		
Adjustments	1.0000	
Lot Value	68,566	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,862 / 1,862
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,862
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	259,979	139.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	303,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.14	Total Misc Impr	+	4,796			
Roofing Adj	+ 4.77	Garage Cost	+	18,287			
Subfloor Adj	+ -2.27	Total RCN	=	270,003			
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	-	24,300			
Plumbing Adj	+ 8.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	245,703			
Adj Base Cost	= 132.61	Lot Value	+	68,566			
Total Area	x 1,862	Indicated Value	=	314,269			
Adjusted Cost	= 246,920	Value Per SqFt		168.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,703		
Lot Value	68,566		
Indicated Value	314,269	168.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	314,269	168.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120702	16x5		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	120703	10x10		100	26.62		2,662



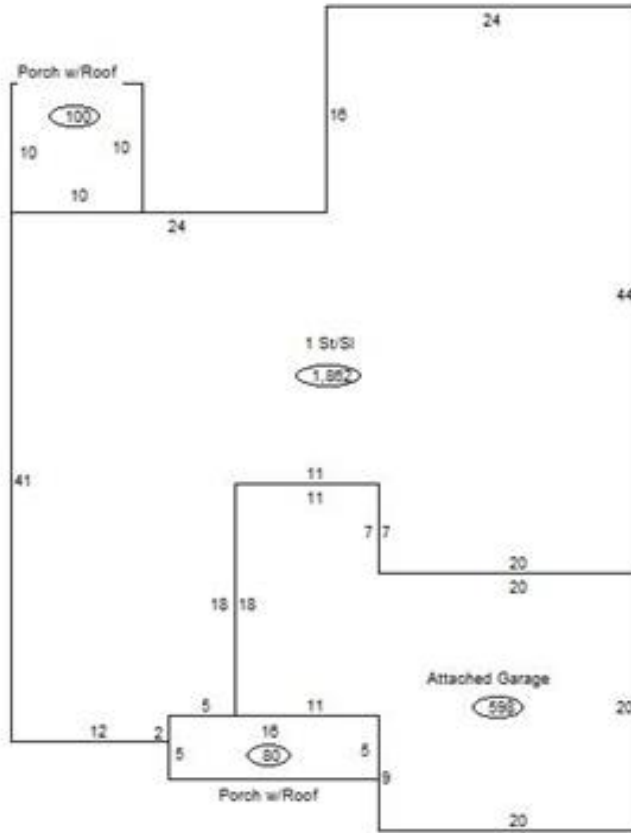
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 Page 3

Sketch Image

660096824



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,862	1.000	1,862
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	100	1.000	100
<b>Total Building Area</b>						1,862		1,862