



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:51:19  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096859 <b>Parcel ID</b> 000000-00-0-21650-003-0009 <b>Cadastral ID</b> 22-21-14-09760 <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> 317788 RALSTON, ERIC  15514 E 87TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15514 E 87TH PL N <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0009 / 0003 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: 36.27963907 -95.79827130 LOT 9 BLOCK 3 PARK PLACE AT PRESTON LAKES																																																																																																									
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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	9,479.00 x 5.30 = 50,239	
Factor Value		
Adjustments	1.0000	
Lot Value	50,239	

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	2,207 / 2,207
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,207
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	510 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



\\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	308,477	139.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	332,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.38	Total Misc Impr	+	7,072			
Roofing Adj	+ 5.26	Garage Cost	+	20,211			
Subfloor Adj	+ -3.40	Total RCN	=	329,289			
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	-	26,343			
Plumbing Adj	+ 10.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	302,946			
Adj Base Cost	= 136.84	Lot Value	+	50,239			
Total Area	x 2,207	Indicated Value	=	353,185			
Adjusted Cost	= 302,006	Value Per SqFt		160.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	302,946		
Lot Value	50,239		
Indicated Value	353,185	160.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	353,185	160.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129150	17x11		187	28.85		5,395
PRCH	SLAB PORCH - COVERED	129151	7x5		35	29.42		1,030
PATO	SLAB PORCH - OPEN	129152	10x5		50	12.93		647



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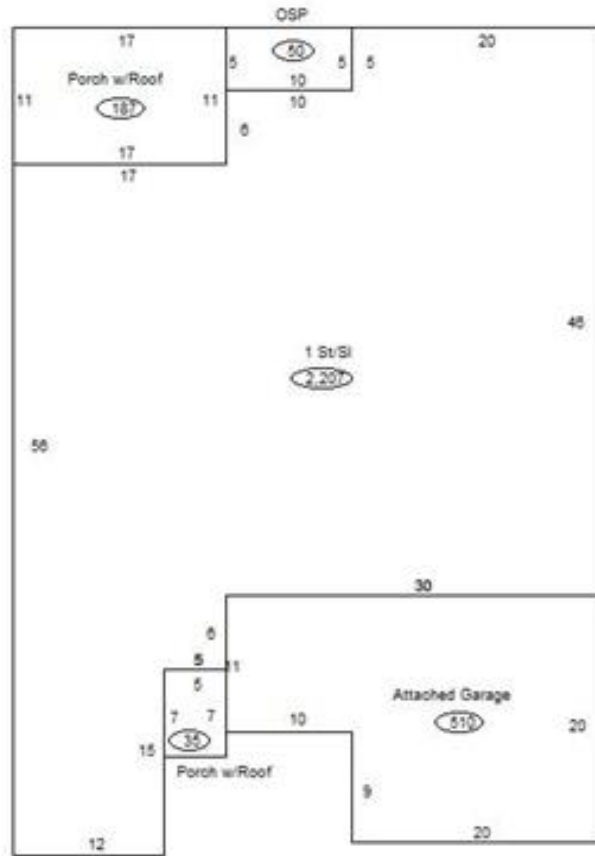
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### Sketch Image

660096859



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,207	1.000	2,207
2	G	1		13	Attached Garage	510	1.000	510
3	M	PRCH		13	SLBC	187	1.000	187
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PATO		13	Open Slab	50	1.000	50
<b>Total Building Area</b>						<b>2,207</b>		<b>2,207</b>