



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:52:01  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096882 <b>Parcel ID</b> 000000-00-0-21650-004-0006 <b>Cadastral ID</b> 22-21-14-09990 <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> 315622 KOURTIS REALTY LTD CO  12150 E 96TH ST N #200 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15520 E 88TH ST N <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 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																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,081.00 x 5.30 = 48,129		
Factor Value			
Adjustments	1.0000		
Lot Value	48,129		



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

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	1,951 / 1,951
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,951
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	270,217 138.50 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	318,150 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	248,144
Lot Value	48,129
Indicated Value	296,273 151.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	296,273 151.86 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.07	Total Misc Impr	+ 10,524				
Roofing Adj	+ 4.72	Garage Cost	+ 18,806				
Subfloor Adj	+ -2.22	Total RCN	= 285,223				
Heat/Cool Adj	+ 12.64	Depreciation ( 13%)	- 37,079				
Plumbing Adj	+ 7.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 248,144				
Adj Base Cost	= 131.16	Lot Value	+ 48,129				
Total Area	x 1,951	Indicated Value	= 296,273				
Adjusted Cost	= 255,893	Value Per SqFt	151.86				

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123694	134		134	26.51		3,552
PRCH	SLAB PORCH - COVERED	123695	20x12		240	26.18		6,283
PATO	SLAB PORCH - OPEN	123696	12x5		60	11.48		689

