



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:39:08  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101271 <b>Parcel ID</b> 000000000-1010196-002-0002 <b>Cadastral ID</b> 27-21-14-05070 <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> 330479 ALLEN, MARK & SANDLYN TRUSTEES ALLEN LIVING TRUST 15308 E 85TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15308 E 85TH ST N <b>Subdivision</b> HOMESTEAD <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1011 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																									
<b>Legal Description</b> Lot/Long: 36.27692040 -95.80269407																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4809		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	20,949.00 x 2.70 = 56,562		
Factor Value			
Adjustments	1.0000		
Lot Value	56,562		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,671 / 2,671
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,671
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	761 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	412,710 154.52 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	516,310 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	395,280
Lot Value	56,562
Indicated Value	451,842 169.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	451,842 169.17 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	112.31	Total Misc Impr	+	16,340
Roofing Adj	+ 5.75	Garage Cost	+	34,565
Subfloor Adj	+ -4.50	Total RCN	=	416,084
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	-	20,804
Plumbing Adj	+ 6.85	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	395,280
Adj Base Cost	= 136.72	Lot Value	+	56,562
Total Area	x 2,671	Indicated Value	=	451,842
Adjusted Cost	= 365,179	Value Per SqFt		169.17

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145700	20x7		140	32.63		4,568
PATO	SLAB PORCH - OPEN	145701	20x17		340	10.98		3,733
PRCH	SLAB PORCH - COVERED	145702	6x4		24	33.12		795
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



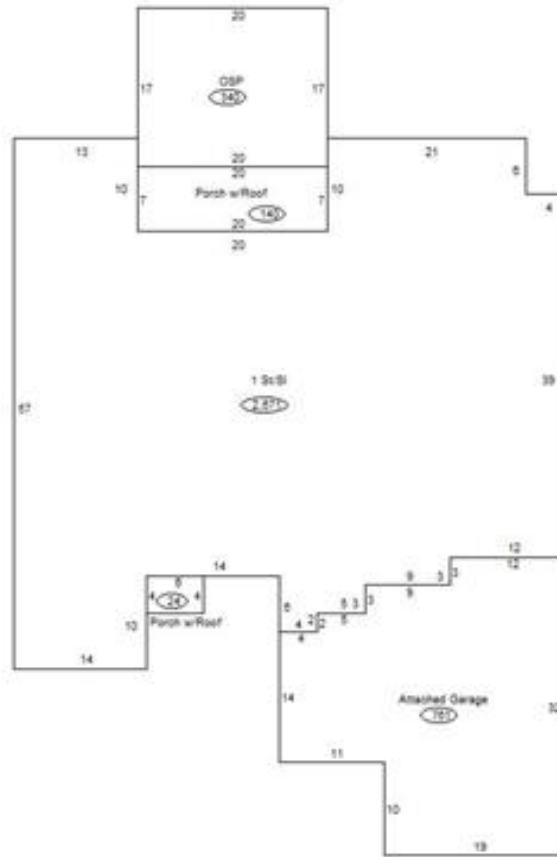
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Sketch Image

660101271



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,671	1.000	2,671
2	G	1		13	Attached Garage	761	1.000	761
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PATO		13	Open Slab	340	1.000	340
5	M	PRCH		13	SLBC	24	1.000	24
<b>Total Building Area</b>						2,671		2,671