



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																				
Account 660101330 Parcel ID 000000000-1010196-012-0005 Cadastral ID 27-21-14-05660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330738 GWINN, CHAD R & MACKENZIE J 15207 E 83RD ST N OWASSO OK 74055-0000 Parcel Location Situs 15207 E 83RD ST N Subdivision HOMESTEAD Lot/Block 0005 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																									
Legal Description Lot/Long: 36.27471306 -95.80383342																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8017		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,922.00 x 2.70 = 94,289		
Factor Value			
Adjustments	1.0000		
Lot Value	94,289		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,388 / 3,127
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,388
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	997 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
Adusted R	0.8445	
Indicated Value	440,193	140.77 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	577,730	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	411,245		
Lot Value	94,289		
Indicated Value	505,534	161.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	505,534	161.67	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.40	Total Misc Impr	+ 19,301
Roofing Adj	+ 3.97	Garage Cost	+ 37,098
Subfloor Adj	+ -2.60	Total RCN	= 432,890
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 21,645
Plumbing Adj	+ 7.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 411,245
Adj Base Cost	= 120.40	Lot Value	+ 94,289
Total Area	x 3,127	Indicated Value	= 505,534
Adjusted Cost	= 376,491	Value Per SqFt	161.67

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	145695		88	88	29.25		2,574
PRCH	SLAB PORCH - COVERED	145696	36x10		360	28.28		10,181
PATO	SLAB PORCH - OPEN	145708	3x3		9	12.93		116

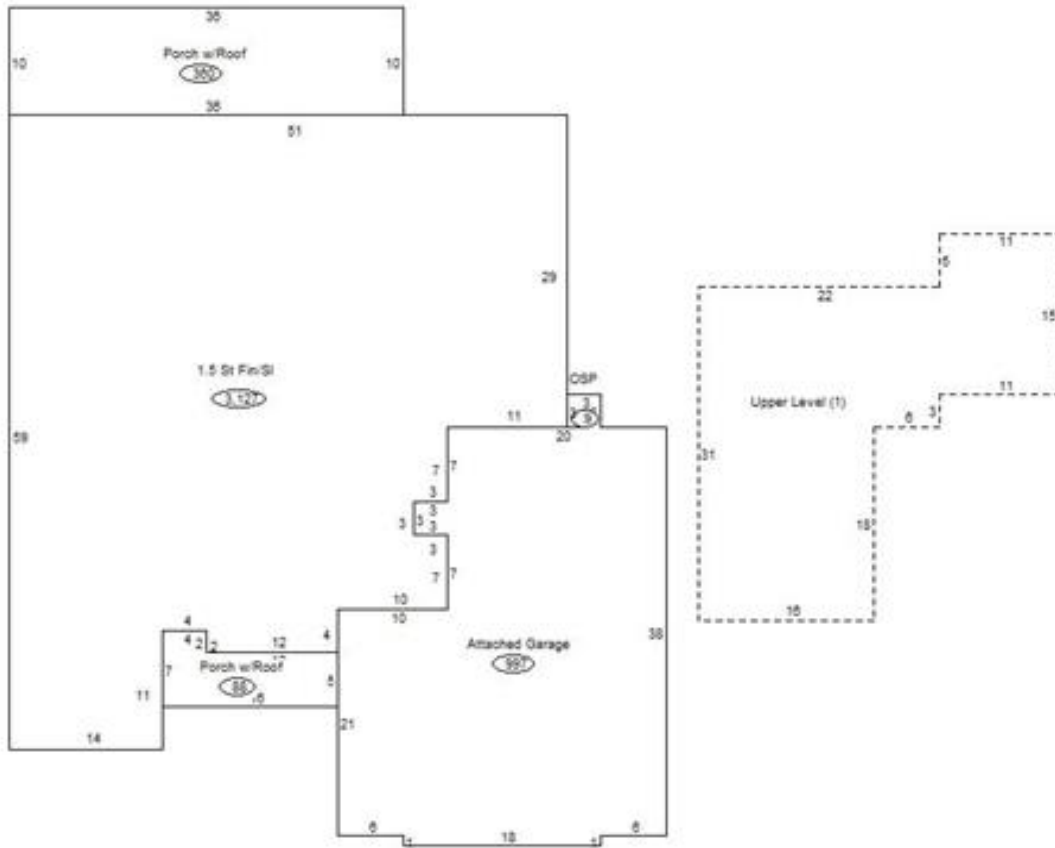


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,388	1.309	3,127
2	G	1		13	Attached Garage	997	1.000	997
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	360	1.000	360
5	U	^UL		13	Upper Level (1)	739	1.000	739
6	M	PATO		13	Open Slab	9	1.000	9
Total Building Area						2,388		3,127