



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:40:58
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Assessment Data					Primary Image																																																																				
Account 660101331 Parcel ID 000000000-1010196-012-0006 Cadastral ID 27-21-14-05670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341811 FLANAGAN, SHAWN & MICHELLE 15211 E 83RD ST N OWASSO OK 74055-0000 Parcel Location Situs 15211 E 83RD ST N Subdivision HOMESTEAD Lot/Block 0006 / 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: 36.27469493 -95.80339226																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7234		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	31,512.00 x 2.70 = 85,082		
Factor Value			
Adjustments	1.0000		
Lot Value	85,082		



\\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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,791 / 2,791
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,791
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,248 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	465,483	166.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	562,830		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.73	Total Misc Impr	+ 28,957
Roofing Adj	+ 5.71	Garage Cost	+ 56,684
Subfloor Adj	+ -4.38	Total RCN	= 469,124
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 23,456
Plumbing Adj	+ 9.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 445,668
Adj Base Cost	= 137.40	Lot Value	+ 85,082
Total Area	x 2,791	Indicated Value	= 530,750
Adjusted Cost	= 383,483	Value Per SqFt	190.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	445,668		
Lot Value	85,082		
Indicated Value	530,750	190.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	530,750	190.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141488	546		546	31.17		17,019
PRCH	SLAB PORCH - COVERED	141489	144		144	32.60		4,694
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



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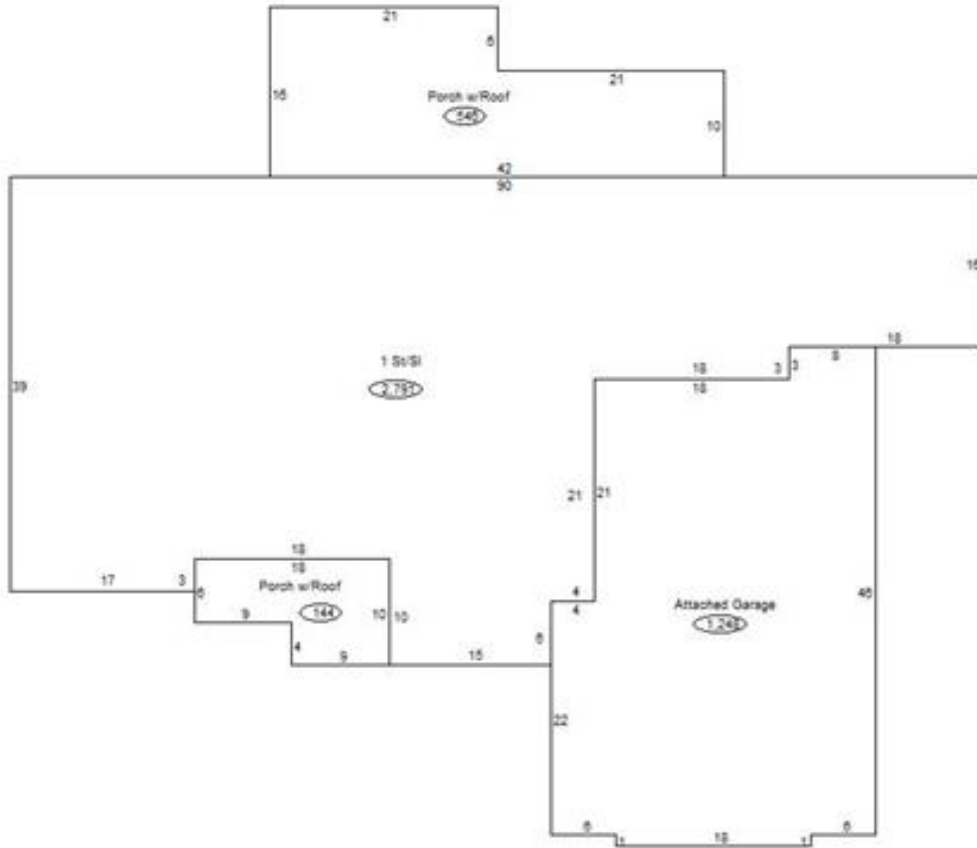
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Sketch Image

660101331



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,791	1.000	2,791
2	G	1		13	Attached Garage	1,248	1.000	1,248
3	M	PRCH		13	SLBC	546	1.000	546
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						2,791		2,791