



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:42:27
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Assessment Data					Primary Image																																																																				
Account 660101380 Parcel ID 000000000-1010196-015-0007 Cadastral ID 27-21-14-06160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334894 KLYNSTRA, ALISHIA M & MATTHEW A 14938 E 82ND ST N OWASSO OK 74055-0000 Parcel Location Situs 14938 E 82ND ST N Subdivision HOMESTEAD Lot/Block 0007 / 0015 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																									
Legal Description Lat/Long: 36.27154958 -95.80736209 LOT 7 BLOCK 15 HOMESTEAD																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6438		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	28,046.00 x 2.70 = 75,724		
Factor Value			
Adjustments	1.0000		
Lot Value	75,724		



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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	2,553 / 2,553
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,553
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	786 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	384,392	150.56	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	537,570 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.41	Total Misc Impr	+ 15,808
Roofing Adj	+ 5.14	Garage Cost	+ 36,659
Subfloor Adj	+ -3.37	Total RCN	= 393,063
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 15,723
Plumbing Adj	+ 8.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 377,340
Adj Base Cost	= 133.41	Lot Value	+ 75,724
Total Area	x 2,553	Indicated Value	= 453,064
Adjusted Cost	= 340,596	Value Per SqFt	177.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	377,340		
Lot Value	75,724		
Indicated Value	453,064	177.46	Per SqFt
Agland Value			
Site Improvements	9,605		
Total Value	462,669	181.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150926	71		71	29.30		2,080
PRCH	Slab Porch - Covered	150927	17x15		255	28.62		7,298
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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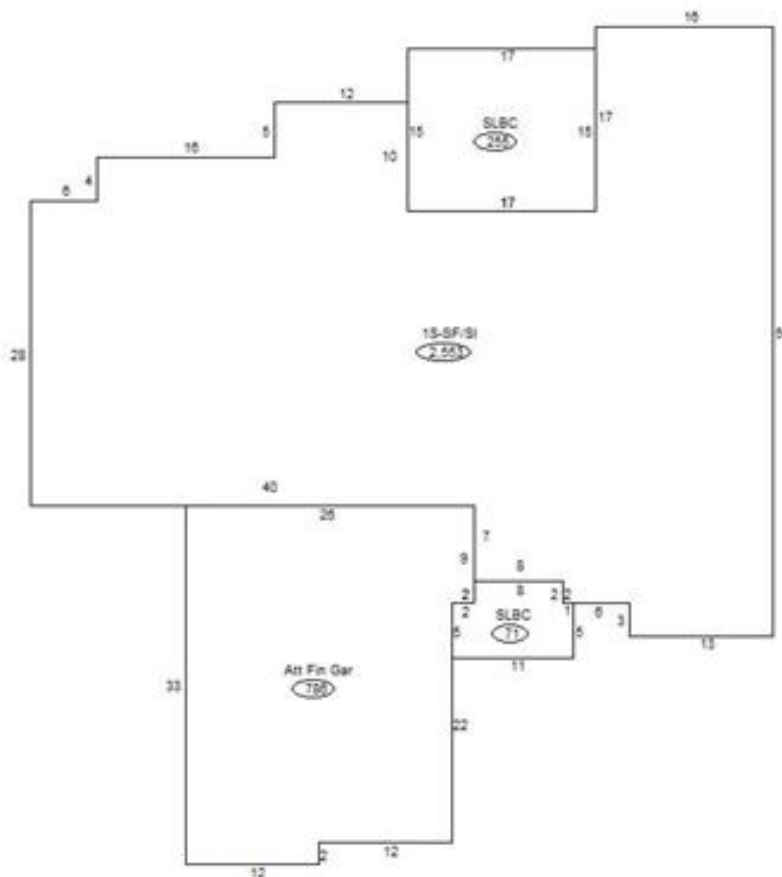
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,553	1.000	2,553
2	G	5		13	Att Fin Gar	786	1.000	786
3	M	PRCH		13	SLBC	71	1.000	71
4	M	PRCH		13	SLBC	255	1.000	255
Total Building Area						2,553		2,553



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	10x16x8	Concrete	Composition Shingle	160
	Qual 5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (60.64 x 160)		9,702		9,702 97		9,605