



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:42:32
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Assessment Data					Primary Image																																																																				
Account 660101383 Parcel ID 000000000-1010196-015-0010 Cadastral ID 27-21-14-06190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346991 OSBORN, HUNTER R & PAYTON M 15016 E 82ND ST N OWASSO OK 74055-0000 Parcel Location Situs 15016 E 82ND ST N Subdivision HOMESTEAD Lot/Block 0010 / 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 Lot/Long: 36.27155923 -95.80603181																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6735		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	29,339.00 x 2.70 = 79,215		
Factor Value			
Adjustments	1.2552		
Lot Value	99,431		



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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	2,655 / 2,655
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,655
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,164 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	447,155 168.42 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	549,540 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	429,337
Lot Value	99,431
Indicated Value	528,768 199.16 Per SqFt
Agland Value	
Site Improvements	
Total Value	528,768 199.16 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.22	Total Misc Impr	+ 29,330
Roofing Adj	+ 5.77	Garage Cost	+ 52,869
Subfloor Adj	+ -4.52	Total RCN	= 451,934
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 22,597
Plumbing Adj	+ 9.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 429,337
Adj Base Cost	= 139.26	Lot Value	+ 99,431
Total Area	x 2,655	Indicated Value	= 528,768
Adjusted Cost	= 369,735	Value Per SqFt	199.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145609	588		588	31.04		18,252
PRCH	SLAB PORCH - COVERED	145610	117		117	32.77		3,834
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



Rogers

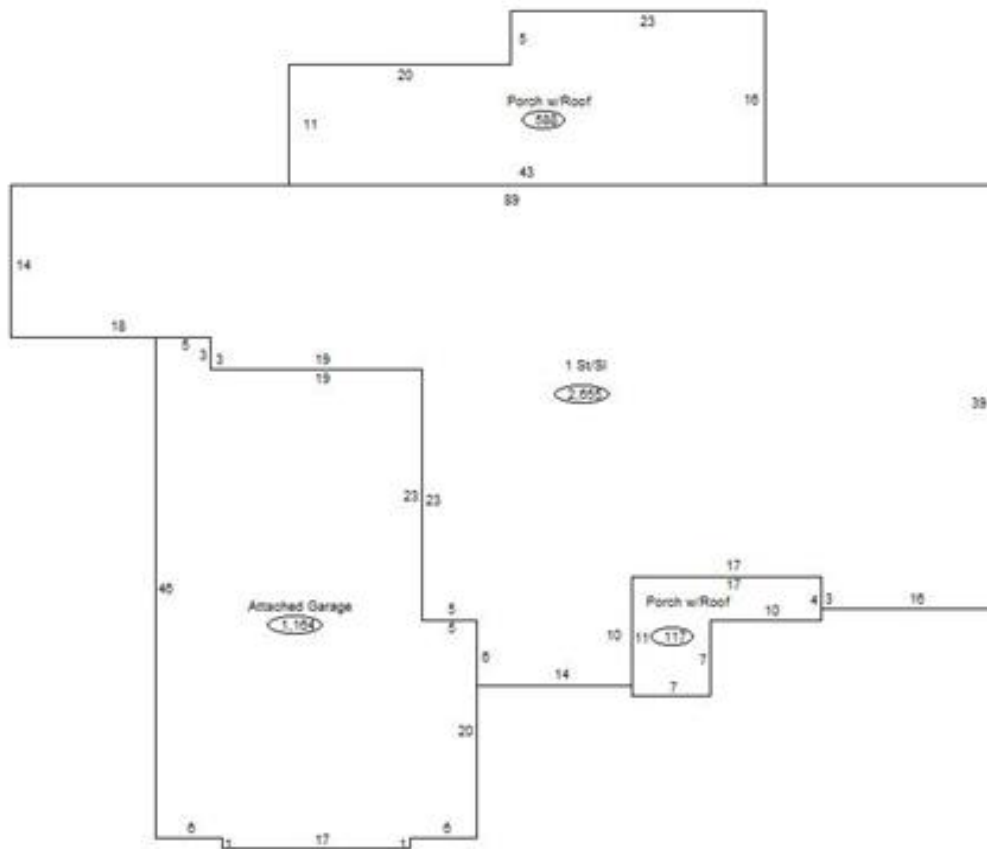
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Sketch Image

660101383



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,655	1.000	2,655
2	G	1		13	Attached Garage	1,164	1.000	1,164
3	M	PRCH		13	SLBC	588	1.000	588
4	M	PRCH		13	SLBC	117	1.000	117
Total Building Area						2,655		2,655