



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 660104531 Parcel ID 00000-0-0-0000778-003-0008 Cadastral ID 34-21-14-02560 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 348126 RIGGINS, RILEY & FAITH 15904 E 75TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15904 E 75TH PL N Subdivision STONE CREEK OF OWASSO Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>660104531_001.JPG 9/4/2025</p>																																																					
Legal Description Lot/Long: 36.26322996 -95.79640242 LOT 8 BLOCK 3 STONE CREEK OF OWASSO																																																									
Exemptions				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 413X</td> <td>NEW SFR 2101 SQ FT</td> <td>05/2025</td> <td>09/2025</td> <td>202,625</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R25 413X	NEW SFR 2101 SQ FT	05/2025	09/2025	202,625																																						
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Lot Data		- STONE CREEK OF OWASSO - DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1899		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method			
Base Lot Value	1.00 x 6,250.00 = 6,250		
Factor Value			
Adjustments	8.5470		
Lot Value	53,419		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,106 / 2,106
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,106
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	279,589		
Lot Value	53,419		
Indicated Value	333,008	158.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	333,008	158.12	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.76	Total Misc Impr	+ 4,238
Roofing Adj	+ 4.64	Garage Cost	+ 16,378
Subfloor Adj	+ -2.19	Total RCN	= 282,413
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,824
Plumbing Adj	+ 5.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 279,589
Adj Base Cost	= 124.31	Lot Value	+ 53,419
Total Area	x 2,106	Indicated Value	= 333,008
Adjusted Cost	= 261,797	Value Per SqFt	158.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173480	7x7		49	26.78		1,312
PATC	Patio - Covered	173481	19x8		152	19.25		2,926



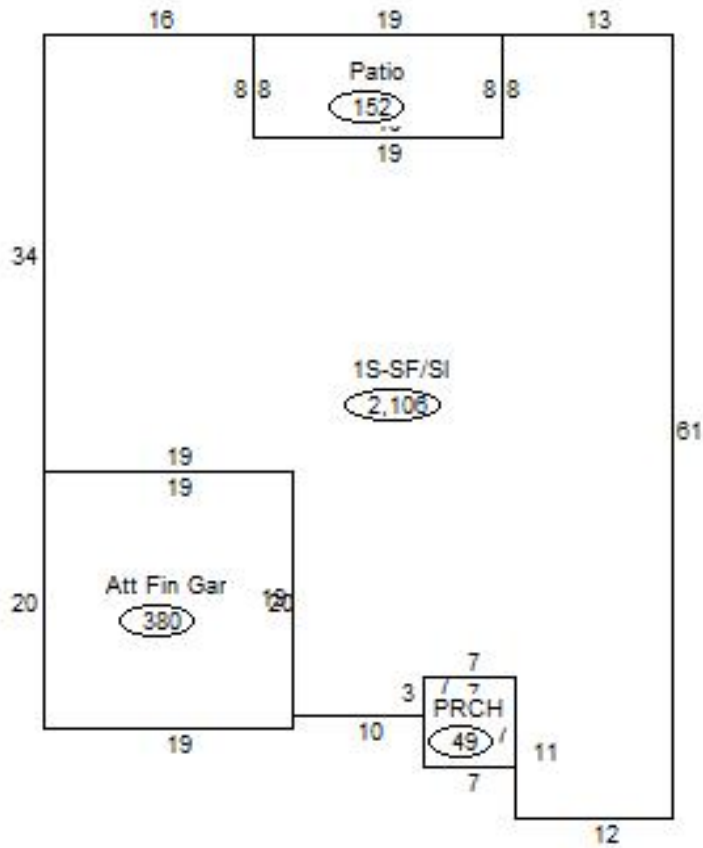
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,106	1.000	2,106
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	49	1.000	49
4	M	PATC		20	Patio	152	1.000	152
Total Building Area						2,106		2,106