



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 660104546 Parcel ID 00000-0-0-0000778-003-0023 Cadastral ID 34-21-14-02710 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 340950 BALLARD, JAMES AARON & CHIZUKO 15801 E 75TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15801 E 75TH ST N Subdivision STONE CREEK OF OWASSO Lot/Block 0023 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																										
Legal Description Lat/Long: 36.26291119 -95.79738748										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>R22 608</td> <td>R23 NEW SFR 2125 SQ FT</td> <td>08/2022</td> <td>03/2023</td> <td>151,910</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 608	R23 NEW SFR 2125 SQ FT	08/2022	03/2023	151,910																																		
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2051		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,934.00 x 5.30 =	47,350	
Factor Value			
Adjustments	1.0950		
Lot Value	51,848		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	610 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	105.14	Total Misc Impr	+ 6,131
Roofing Adj	+ 4.65	Garage Cost	+ 23,302
Subfloor Adj	+ -2.19	Total RCN	= 296,604
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,932
Plumbing Adj	+ 7.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 290,672
Adj Base Cost	= 127.65	Lot Value	+ 51,848
Total Area	x 2,093	Indicated Value	= 342,520
Adjusted Cost	= 267,171	Value Per SqFt	163.65

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	290,672		
Lot Value	51,848		
Indicated Value	342,520	163.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,520	163.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156554	7x5		35	26.82		939
PRCH	Slab Porch - Covered	156555	15x8		120	26.55		3,186
PATO	Slab Porch - Open	156556	7x5		35	11.48		402
PRCH	Slab Porch - Covered	156557	12x5		60	26.74		1,604



Rogers

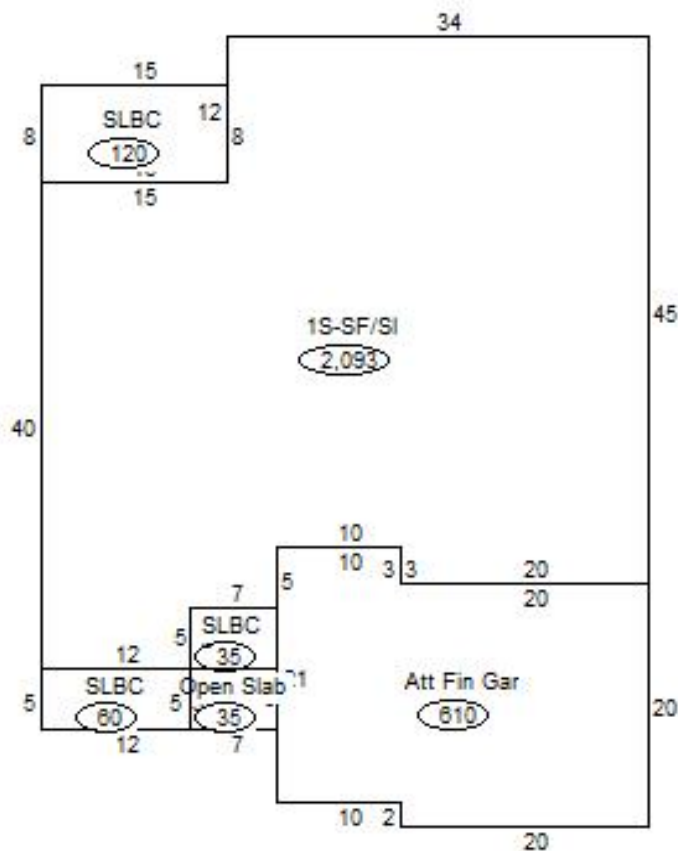
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Sketch Image

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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	2,093	1.000	2,093
2	G	5		20	Att Fin Gar	610	1.000	610
3	M	PRCH		20	SLBC	35	1.000	35
4	M	PRCH		20	SLBC	120	1.000	120
5	M	PATO		20	Open Slab	35	1.000	35
6	M	PRCH		20	SLBC	60	1.000	60
Total Building Area						2,093		2,093