



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 660104563 Parcel ID 00000-0-0-0000778-005-0010 Cadastral ID 34-21-14-02880 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345034 THE HEFFRON FAMILY REVOCABLE LIVING TRUST 15922 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15922 E 74TH ST N Subdivision STONE CREEK OF OWASSO Lot/Block 0010 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660104563_001.JPG 8/28/2024</p>																																																				
Legal Description Lot/Long: 36.26053179 -95.79516312																																																									
LOT 10 BLOCK 5 STONE CREEK OF OWASSO					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>R24 301X</td> <td>NEW SFR 2125 SQ FT</td> <td>06/2024</td> <td>08/2024</td> <td>207,150</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 301X	NEW SFR 2125 SQ FT	06/2024	08/2024	207,150																																						
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2096		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,132.00 x 5.30 = 48,400		
Factor Value			
Adjustments	1.8893		
Lot Value	91,442		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	2,078 / 2,078
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,078
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	640 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Cost Approach		Manual : 01/2025	
Base Cost	104.10	Total Misc Impr	+ 3,310
Roofing Adj	+ 4.65	Garage Cost	+ 24,307
Subfloor Adj	+ -2.19	Total RCN	= 290,816
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,816
Plumbing Adj	+ 7.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 285,000
Adj Base Cost	= 126.66	Lot Value	+ 91,442
Total Area	x 2,078	Indicated Value	= 376,442
Adjusted Cost	= 263,199	Value Per SqFt	181.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,000		
Lot Value	91,442		
Indicated Value	376,442	181.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	376,442	181.16	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	160837	7x5		35	26.82	939
PATC	Patio - Covered	160838	15x8		120	19.76	2,371



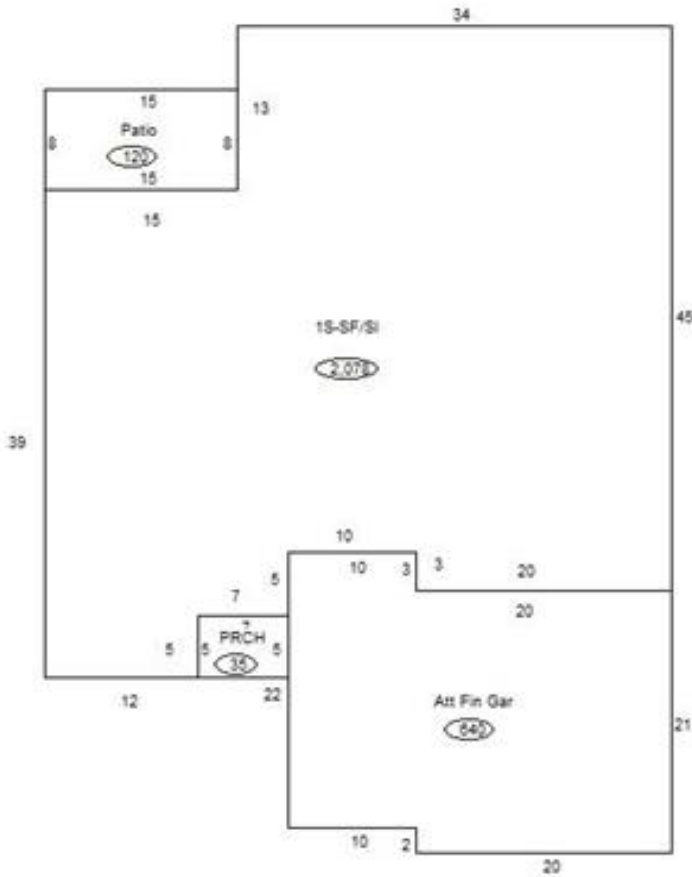
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Sketch Image

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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/Sl	2,078	1.000	2,078
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PRCH		13	PRCH	35	1.000	35
4	M	PATC		13	Patio	120	1.000	120
Total Building Area						2,078		2,078