



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:17:37
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Assessment Data					Primary Image																																																				
Account 660104564 Parcel ID 00000-0-0-0000778-005-0011 Cadastral ID 34-21-14-02890 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 343581 LONGSTRETH, EDITH ELAINE & JOHN C 15918 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15918 E 74TH ST N Subdivision STONE CREEK OF OWASSO Lot/Block 0011 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.26057513 -95.79551280																																																									
LOT 11 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>R23 837</td> <td>R24 NEW SFR 1758 SQ FT</td> <td>09/2023</td> <td>02/2024</td> <td>164,100</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 837	R24 NEW SFR 1758 SQ FT	09/2023	02/2024	164,100																																						
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2059		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,969.00 x 5.30 = 47,536		
Factor Value			
Adjustments	1.5414		
Lot Value	73,273		



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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	1,791 / 1,791
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,791
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2024 / 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	107.49	Total Misc Impr	+	6,031
Roofing Adj	+ 4.81	Garage Cost	+	13,584
Subfloor Adj	+ -2.31	Total RCN	=	250,761
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	5,015
Plumbing Adj	+ 6.43	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	245,746
Adj Base Cost	= 129.06	Lot Value	+	73,273
Total Area	x 1,791	Indicated Value	=	319,019
Adjusted Cost	= 231,146	Value Per SqFt		178.12

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	245,746		
Lot Value	73,273		
Indicated Value	319,019	178.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	319,019	178.12	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159627	107		107	26.59		2,845
PRCH	Slab Porch - Covered	159628	15x8		120	26.55		3,186



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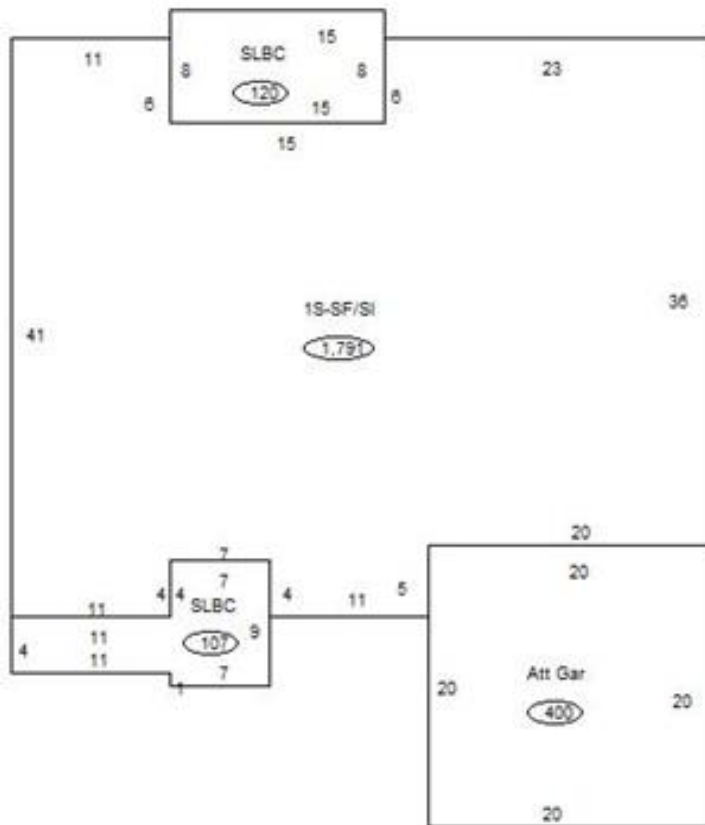
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Sketch Image

660104564



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,791	1.000	1,791
2	G	1		13	Att Gar	400	1.000	400
3	M	PRCH		13	SLBC	107	1.000	107
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,791		1,791