



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																					
<b>Account</b> 660104577 <b>Parcel ID</b> 00000-0-0-0000778-006-0003 <b>Cadastral ID</b> 34-21-14-03020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 347086 FIORELLI, MARYBETH  15912 E 74TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15912 E 74TH PL N <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0003 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660104577 05/23/25</p> <p>660104577_001.JPG 5/23/2025</p>																																																																					
<b>Legal Description</b> Lat/Long: 36.26142085 -95.79558850 LOT 3 BLOCK 6 STONE CREEK OF OWASSO																																																																										
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2097		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,133.00 x 5.30 = 48,405		
Factor Value			
Adjustments	1.2083		
Lot Value	58,487		



660104577\_001.JPG 5/23/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	610 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	

### Cost Approach Manual : 01/2025

Base Cost	104.10	Total Misc Impr	+	4,914
Roofing Adj	+ 4.64	Garage Cost	+	23,302
Subfloor Adj	+ -2.19	Total RCN	=	295,468
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	-	2,955
Plumbing Adj	+ 7.35	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	292,513
Adj Base Cost	= 126.54	Lot Value	+	58,487
Total Area	x 2,112	Indicated Value	=	351,000
Adjusted Cost	= 267,252	Value Per SqFt		166.19

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	292,513		
Lot Value	58,487		
Indicated Value	351,000	166.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,000	166.19	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172206	7x5		35	26.82		939
PRCH	Porch	172207	12x5		60	26.74		1,604
PATC	Patio - Covered	172208	15x8		120	19.76		2,371



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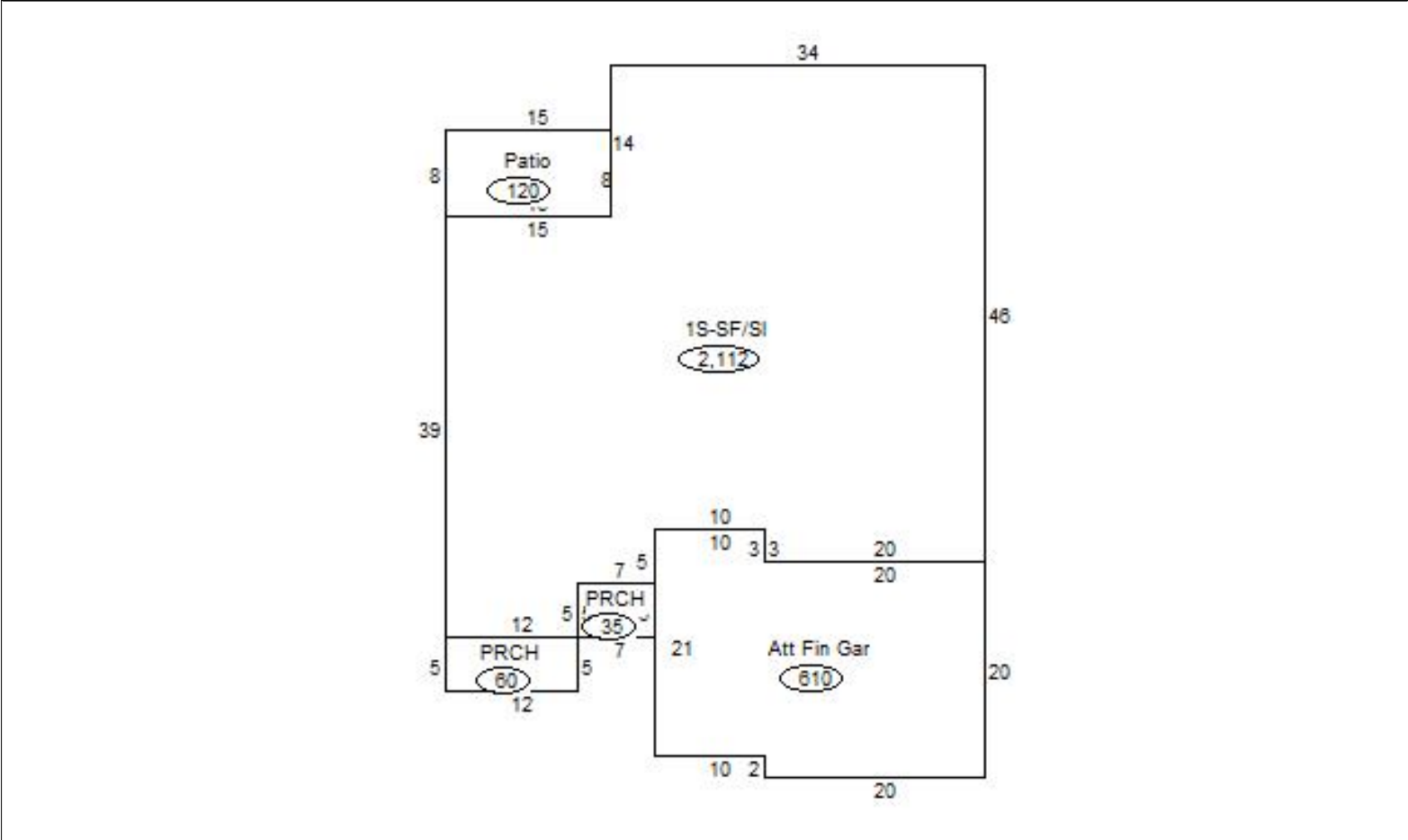
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Sketch Image

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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	2,112	1.000	2,112
2	G	5		20	Att Fin Gar	610	1.000	610
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PRCH		20	PRCH	60	1.000	60
5	M	PATC		20	Patio	120	1.000	120
<b>Total Building Area</b>						2,112		2,112