



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:18:04
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Assessment Data				Primary Image																																																					
Account 660104578 Parcel ID 00000-0-0-0000778-006-0004 Cadastral ID 34-21-14-03030 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347340 VANDIEPEN, JENNIFER & STANLEY CARDER 15916 E 74TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15916 E 74TH PL N Subdivision STONE CREEK OF OWASSO Lot/Block 0004 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>660104578_001.JPG 9/3/2025</p>																																																					
Legal Description Lat/Long: 36.26137843 -95.79522449 LOT 4 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	0.2094		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,122.00 x 5.30 = 48,347		
Factor Value			
Adjustments	1.4156		
Lot Value	68,440		



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	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,779
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	107.62	Total Misc Impr	+ 2,117
Roofing Adj	+ 4.82	Garage Cost	+ 17,024
Subfloor Adj	+ -2.31	Total RCN	= 249,059
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,491
Plumbing Adj	+ 6.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,568
Adj Base Cost	= 129.24	Lot Value	+ 68,440
Total Area	x 1,779	Indicated Value	= 315,008
Adjusted Cost	= 229,918	Value Per SqFt	177.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,568		
Lot Value	68,440		
Indicated Value	315,008	177.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,008	177.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173343	5x5		25	26.85		671
PATC	Patio - Covered	173344	9x8		72	20.09		1,446



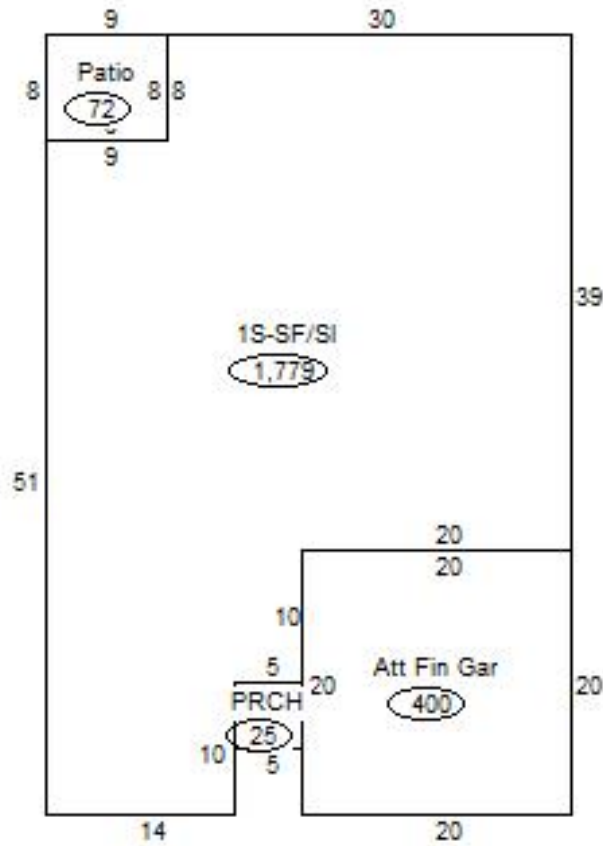
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Sketch Image

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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	1,779	1.000	1,779
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	25	1.000	25
4	M	PATC		20	Patio	72	1.000	72
Total Building Area						1,779		1,779