



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 660104579 Parcel ID 00000-0-0-0000778-006-0005 Cadastral ID 34-21-14-03040 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347233 STUDIE, TRAVIS & LAUREN SIOTA 15920 E 74TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15920 E 74TH PL N Subdivision STONE CREEK OF OWASSO Lot/Block 0005 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660104579_002.JPG 9/3/2025</p>																																																																					
Legal Description Lat/Long: 36.26145561 -95.79522289 LOT 5 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	0.2206		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,611.00 x 5.30 = 50,938		
Factor Value			
Adjustments	2.3511		
Lot Value	119,760		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,911 / 2,373
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,911
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	680 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	100.35	Total Misc Impr	+ 4,049
Roofing Adj	+ 4.37	Garage Cost	+ 31,980
Subfloor Adj	+ -2.78	Total RCN	= 330,044
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,300
Plumbing Adj	+ 7.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 326,744
Adj Base Cost	= 123.90	Lot Value	+ 119,760
Total Area	x 2,373	Indicated Value	= 446,504
Adjusted Cost	= 294,015	Value Per SqFt	188.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	326,744		
Lot Value	119,760		
Indicated Value	446,504	188.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	446,504	188.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173329	13x6		78	29.28		2,284
PATC	Patio - Covered	173330	13x6		78	22.63		1,765



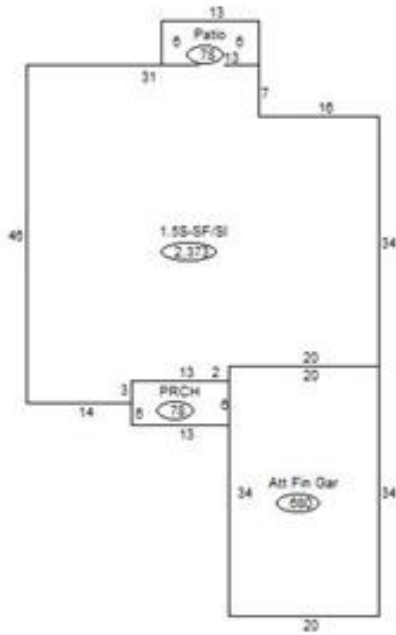
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,911	1.242	2,373
2	U	^UL		20	Upper Level (1)	462	1.000	462
3	G	5		20	Att Fin Gar	680	1.000	680
4	M	PRCH		20	PRCH	78	1.000	78
5	M	PATC		20	Patio	78	1.000	78
Total Building Area						1,911		2,373