



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 660104582 Parcel ID 00000-0-0-0000778-006-0008 Cadastral ID 34-21-14-03070 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 343113 KLEINSCHMIDT, JASON & MICHELLE 15907 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15907 E 74TH ST N Subdivision STONE CREEK OF OWASSO Lot/Block 0008 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-11-17\IMG_0001.JPG 11/17/2023</p>																																																																
Legal Description Lat/Long: 36.26109370 -95.79568390 LOT 8 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	0.2095		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,128.00 x 5.30 =	48,378	
Factor Value			
Adjustments	0.9074		
Lot Value	43,898		



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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	1,841 / 1,841
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,841
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	254,974		
Lot Value	43,898		
Indicated Value	298,872	162.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	298,872	162.34	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.88	Total Misc Impr	+	6,763
Roofing Adj	+ 4.78	Garage Cost	+	17,288
Subfloor Adj	+ -2.28	Total RCN	=	260,178
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	5,204
Plumbing Adj	+ 6.24	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	254,974
Adj Base Cost	= 128.26	Lot Value	+	43,898
Total Area	x 1,841	Indicated Value	=	298,872
Adjusted Cost	= 236,127	Value Per SqFt		162.34

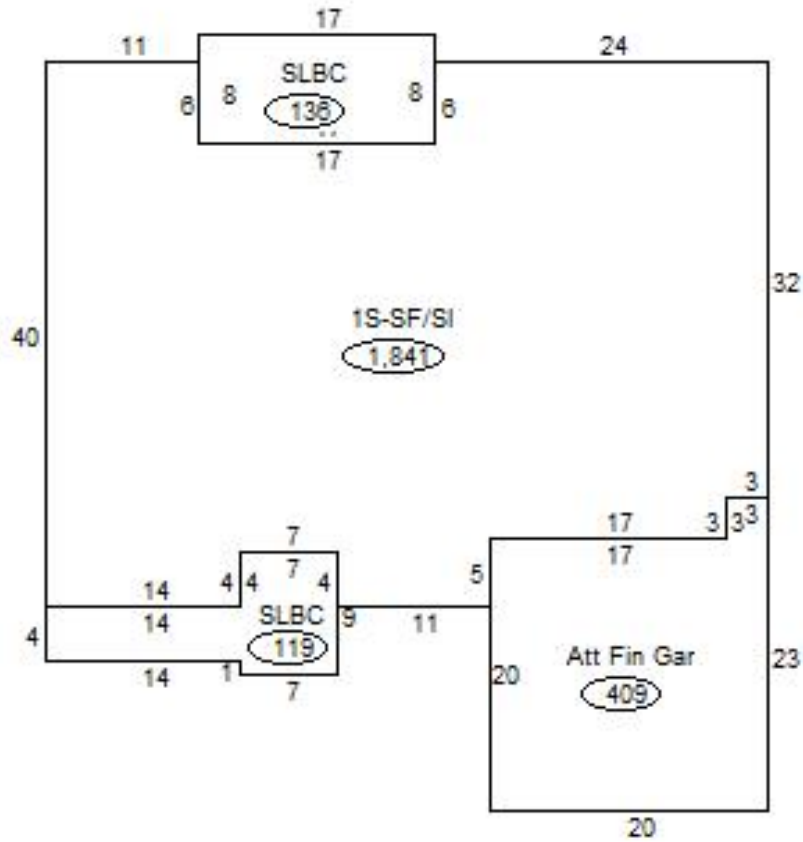
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158958	119		119	26.55		3,159
PRCH	Slab Porch - Covered	158959	17x8		136	26.50		3,604



Sketch Image

660104582



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,841	1.000	1,841
2	G	5		20	Att Fin Gar	409	1.000	409
3	M	PRCH		20	SLBC	119	1.000	119
4	M	PRCH		20	SLBC	136	1.000	136
Total Building Area						1,841		1,841