



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:31:54  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105635 <b>Parcel ID</b> 000000-0010-005-0-000-00 <b>Cadastral ID</b> 27-21-14-08640 <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> 338736 CULLINS, BILLY W & JO ANN TRUSTEES CULLINS FAMILY TRUST 14804 E 77TH PL N OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 14804 E 77TH PL N <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0005 / 0010 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1087 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.26516092 -95.80817653 LOT 5 BLOCK 10 PRESLEY HOLLOW					<b>Building Permits</b> <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>R21 0715X</td> <td>R23- NEW 2430 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>171,765</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0715X	R23- NEW 2430 SQ FT SFR	08/2021	08/2022	171,765																																			
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1886		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,215.00 x 6.00 = 49,290		
Factor Value			
Adjustments	1.0000		
Lot Value	49,290		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-16\IMG\_0009.JF 8/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,306 / 2,306
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,306
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	692 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	376,506 163.27 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	487,230 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	373,300		
Lot Value	49,290		
Indicated Value	422,590	183.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	422,590	183.26	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	114.42	Total Misc Impr	+	18,624
Roofing Adj	+ 5.88	Garage Cost	+	39,638
Subfloor Adj	+ -4.62	Total RCN	=	380,918
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	-	7,618
Plumbing Adj	+ 7.93	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	373,300
Adj Base Cost	= 139.92	Lot Value	+	49,290
Total Area	x 2,306	Indicated Value	=	422,590
Adjusted Cost	= 322,656	Value Per SqFt		183.26

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154733	299		299	31.94		9,550
PATO	Slab Porch - Open	154734	12x8		96	14.39		1,381
PRCH	Slab Porch - Covered	154735	6x5		30	33.10		993
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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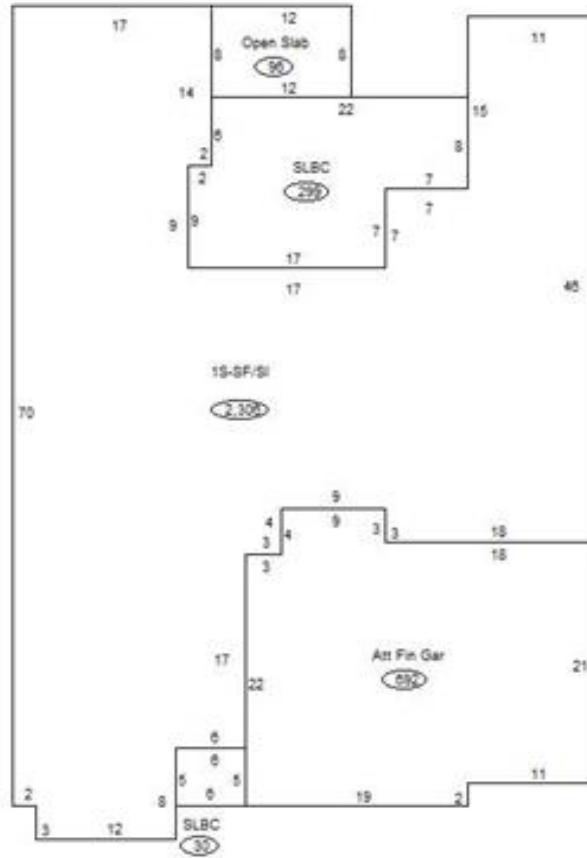
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Sketch Image

660105635



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,306	1.000	2,306
2	G	5		13	Att Fin Gar	692	1.000	692
3	M	PRCH		13	SLBC	299	1.000	299
4	M	PATO		13	Open Slab	96	1.000	96
5	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						<b>2,306</b>		<b>2,306</b>