



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:07:46  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011624 <b>Parcel ID</b> 000000-00-0-00384-002-0004 <b>Cadastral ID</b> 11-21-14-04430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 347760 VANG, TOUA & LUE VANG & STACEY THAO 17620 E 112TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17620 E 112TH ST N <b>Subdivision</b> HOFFMAN ACRES <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1.08 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31691050 -95.77832566 LOT 4 & E 14.6' LOT 5 BLOCK 2 HOFFMAN ACRES					<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>R2009-0215</td> <td>R10-REMODEL</td> <td>03/2009</td> <td>10/2009</td> <td>75,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2009-0215	R10-REMODEL	03/2009	10/2009	75,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2449	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	54,226.00 x 1.69 = 91,834	
Factor Value		
Adjustments	1.2814	
Lot Value	117,676	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,665 / 2,665
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1960 / 39

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG\_0014. 9/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	344,468	129.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	328,520		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.83	Total Misc Impr	+	30,502			
Roofing Adj	+ 5.75	Garage Cost	+	24,511			
Subfloor Adj	+ 0.00	Total RCN	=	433,550			
Heat/Cool Adj	+ 16.31	Depreciation ( 46%)	-	199,433			
Plumbing Adj	+ 8.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	234,117			
Adj Base Cost	= 142.04	Lot Value	+	117,676			
Total Area	x 2,665	Indicated Value	=	351,793			
Adjusted Cost	= 378,537	Value Per SqFt		132.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,117		
Lot Value	117,676		
Indicated Value	351,793	132.00	Per SqFt
Agland Value			
Site Improvements	28,217		
Total Value	380,010	142.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PATO	SLAB PORCH - OPEN	27480	27x15		405	10.78		4,366
PATO	SLAB PORCH - OPEN	27481	15x6		90	14.39		1,295
PATO	SLAB PORCH - OPEN	27482	15x8		120	14.15		1,698
EPSW	ENCLOSED PORCH - SOLID WALL	27483	17x11		187	85.02		15,899





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (25% Phys/ % Func)</b> 9,075	<b>RCNLD</b> 27,225
	CPDT	CARPORT - DETACHED	20x24x0			480
	Qual 3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (10.33 x 480) 4,958		<b>Modifier Total</b>	<b>RCN</b> 4,958	<b>Depr (80% Phys/ % Func)</b> 3,966	<b>RCNLD</b> 992