



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:27:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011792 Parcel ID 000000-00-0-00876-004-0016 Cadastral ID 11-21-14-06110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344206 MONROY-ORTEGA, FRANCISCO J & RACHEL C MONROY 10808 N 177TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10808 N 177TH E AVE Subdivision VILLAGE SECOND Lot/Block 0016 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31064698 -95.77667532																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.805	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	78,627.00 x 1.46 = 114,834	
Factor Value		
Adjustments	0.8138	
Lot Value	93,451	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,946 / 1,946
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,946
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1980 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	221,462	113.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	240,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.10	Total Misc Impr	+	15,664			
Roofing Adj	+ 4.62	Garage Cost	+	17,775			
Subfloor Adj	+ -2.43	Total RCN	=	294,008			
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	64,682			
Plumbing Adj	+ 7.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	229,326			
Adj Base Cost	= 133.90	Lot Value	+	93,451			
Total Area	x 1,946	Indicated Value	=	322,777			
Adjusted Cost	= 260,569	Value Per SqFt		165.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	229,326		
Lot Value	93,451		
Indicated Value	322,777	165.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	322,777	165.87	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	28137	24x11		264	26.10		6,890
PRCH	SLAB PORCH - COVERED	28138	17x7		119	26.55		3,159



Rogers

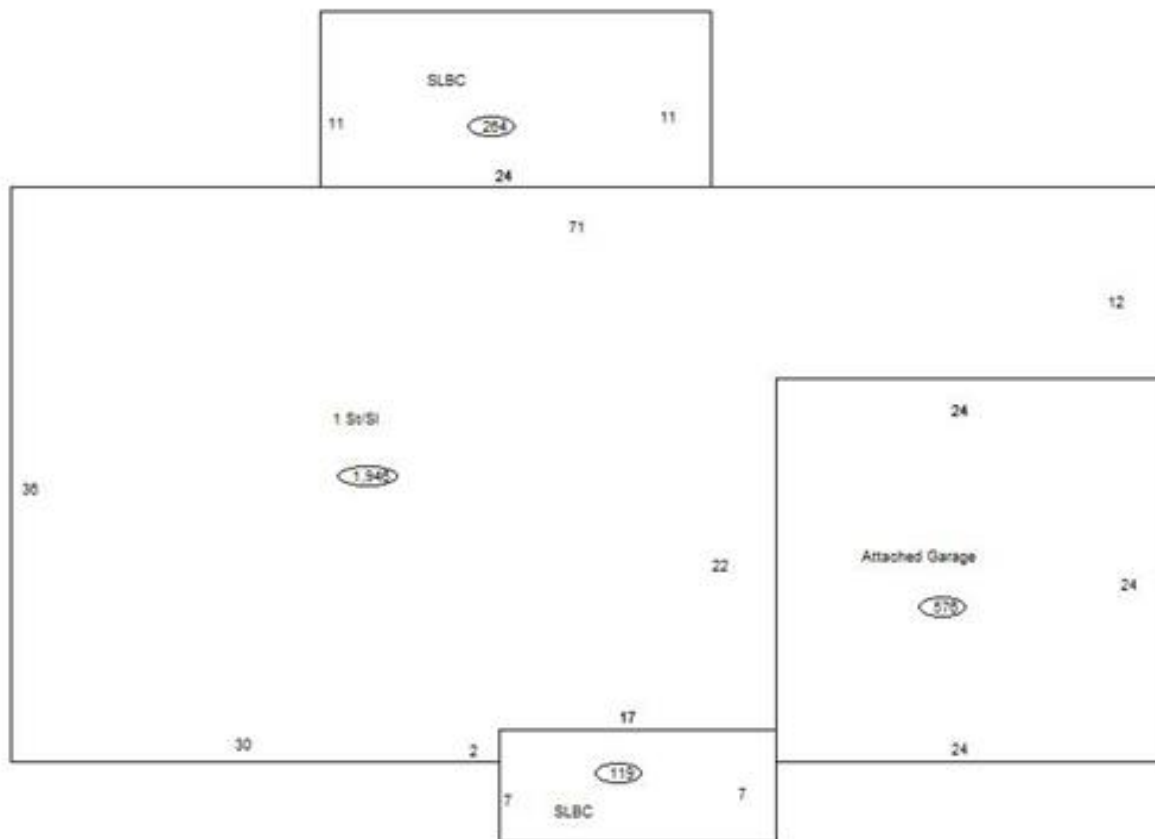
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Sketch Image

660011792



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,946	1.000	1,946
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	264	1.000	264
4	M	PRCH		10	SLBC	119	1.000	119
Total Building Area						1,946		1,946