



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 660019643 Parcel ID 000000-00-0-00345-001-0002 Cadastral ID 23-21-14-01920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263435 GLASSCO, LAURA ANN REVOCABLE LIVING TRUST 17586 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17586 E 90TH ST N Subdivision GREEN MEADOWS 1 Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28422268 -95.77752845																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9931 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,258.00 x 2.70 = 116,797 Factor Value Adjustments 1.0000 Lot Value 116,797		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,684 / 1,684
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,684
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	472 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/17/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,174	102.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	254,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.46	Total Misc Impr	+	9,468			
Roofing Adj	+ 4.42	Garage Cost	+	13,126			
Subfloor Adj	+ -1.15	Total RCN	=	237,405			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	104,458			
Plumbing Adj	+ 8.36	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,947			
Adj Base Cost	= 127.56	Lot Value	+	116,797			
Total Area	x 1,684	Indicated Value	=	249,744			
Adjusted Cost	= 214,811	Value Per SqFt		148.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,947		
Lot Value	116,797		
Indicated Value	249,744	148.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,744	148.30	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	47570		138	138	23.81		3,286
PATO	SLAB PORCH - OPEN	47571	10x10		100	10.86		1,086



Rogers

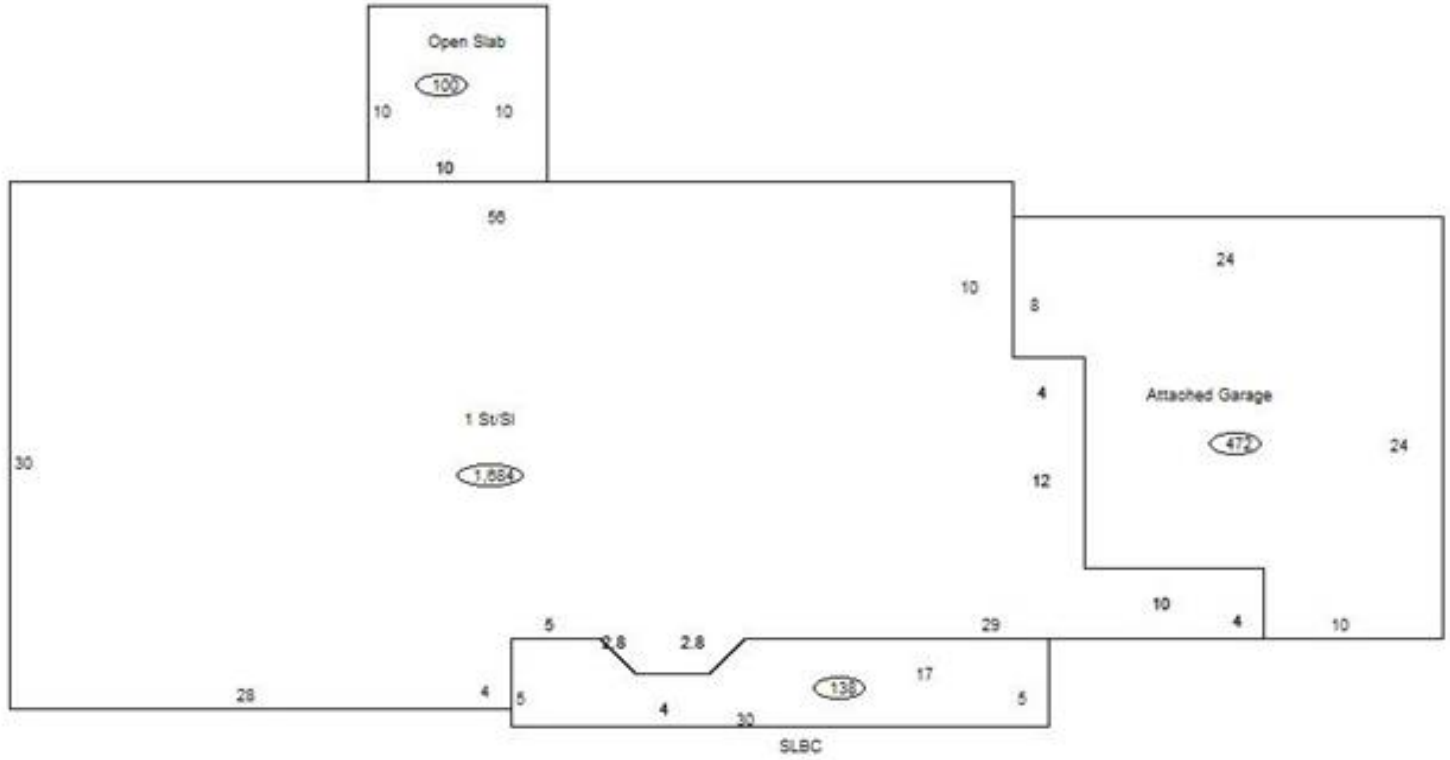
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,684	1.000	1,684
2	G	1		10	Attached Garage	472	1.000	472
3	M	PRCH		10	SLBC	138	1.000	138
4	M	PATO		10	Open Slab	100	1.000	100
Total Building Area						1,684		1,684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x8x0			64
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 64)		300			300	300