



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:39:16
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660019649 Parcel ID 000000-00-0-00345-001-0008 Cadastral ID 23-21-14-01980 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 304221 F & N YANCY LIVING TRUST 17454 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17454 E 90TH ST N Subdivision GREEN MEADOWS 1 Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																				
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 Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0862	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,313.00 x 2.57 = 121,553	
Factor Value		
Adjustments	1.0000	
Lot Value	121,553	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
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	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\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	
Adjusted R	0.8445		
Indicated Value	191,831	113.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	270,230 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.68	Total Misc Impr	+ 12,197				
Roofing Adj	+ 4.42	Garage Cost	+ 14,821				
Subfloor Adj	+ -1.15	Total RCN	= 238,832				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 105,086				
Plumbing Adj	+ 8.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,746				
Adj Base Cost	= 125.78	Lot Value	+ 121,553				
Total Area	x 1,684	Indicated Value	= 255,299				
Adjusted Cost	= 211,814	Value Per SqFt	151.60				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,746		
Lot Value	121,553		
Indicated Value	255,299	151.60	Per SqFt
Agland Value			
Site Improvements	12,462		
Total Value	267,761	159.00	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	47595		229	229	25.95		5,943
PRCH	SLAB PORCH - COVERED	47596		8x6	48	24.12		1,158



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Time 06:39:17
Page 4

660019649

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	25x30x0			750
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 750)	20,430		20,430	7,968	12,462
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)	562		562	562	