



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:36:54
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Assessment Data					Primary Image																																																																																																																				
Account 660019659 Parcel ID 000000-00-0-00345-002-0008 Cadastral ID 23-21-14-02070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337605 BULLINGER, HAYDEN WARREN 9009 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09009 N 175TH E AVE Subdivision GREEN MEADOWS 1 Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28540425 -95.78134831																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7728	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	33,662.00 x 2.70 = 90,887	
Factor Value		
Adjustments	1.2258	
Lot Value	111,409	

Residential Data	
Type	1 Single Family Residence
Condition	3 - 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	696 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	113.71	Total Misc Impr	+ 19,035
Roofing Adj	+ 4.73	Garage Cost	+ 20,838
Subfloor Adj	+ -2.22	Total RCN	= 306,144
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 128,580
Plumbing Adj	+ 7.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,564
Adj Base Cost	= 136.83	Lot Value	+ 111,409
Total Area	x 1,946	Indicated Value	= 288,973
Adjusted Cost	= 266,271	Value Per SqFt	148.50



\\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	233,141	119.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	332,150		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,564		
Lot Value	111,409		
Indicated Value	288,973	148.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	288,973	148.50	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	47634	530		530	25.32	13,420



Rogers

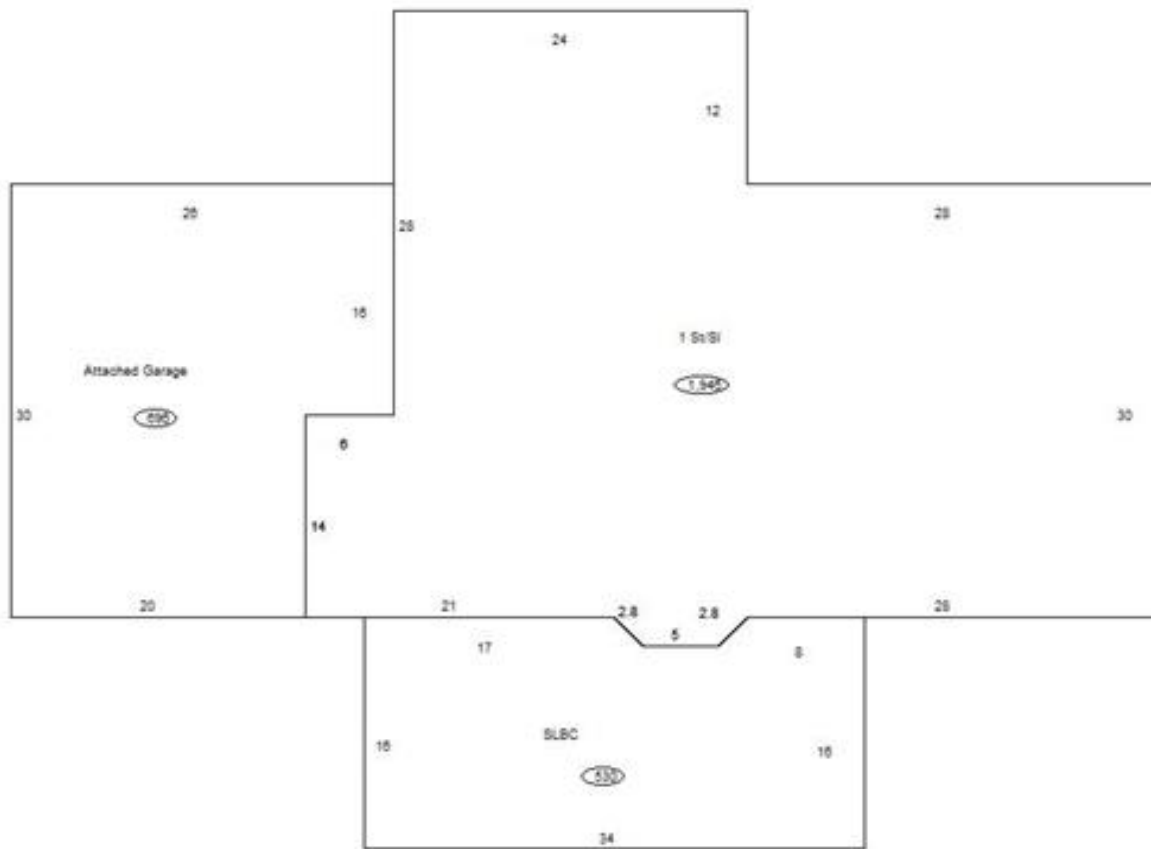
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Sketch Image

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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	1,946	1.000	1,946
2	G	1		10	Attached Garage	696	1.000	696
3	M	PRCH		10	SLBC	530	1.000	530
Total Building Area						1,946		1,946



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	14x30x0			420
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.84 x 420) 4,553		Modifier Total	RCN 4,553	Depr (100% Phys/ % Func) 4,553	RCNLD
	CPDT	CARPORT - DETACHED	18x20x0			360
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.84 x 360) 3,902		Modifier Total	RCN 3,902	Depr (100% Phys/ % Func) 3,902	RCNLD