



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 660019662 Parcel ID 000000-00-0-00345-002-0011 Cadastral ID 23-21-14-02100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 319051 RAUH, RANDY L & BONNIE J REVOCABLE LIVING TRUST 9053 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09053 N 175TH E AVE Subdivision GREEN MEADOWS 1 Lot/Block 0011 / 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 Lot/Long: 36.28657323 -95.78133751																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/17/2022																																																																																																																				
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9854		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,922.00 x 2.70 = 115,889		
Factor Value			
Adjustments	1.0000		
Lot Value	115,889		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	544 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	204,928	132.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	282,250 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.14	Total Misc Impr	+ 18,966				
Roofing Adj	+ 4.48	Garage Cost	+ 14,661				
Subfloor Adj	+ -1.15	Total RCN	= 239,573				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 105,412				
Plumbing Adj	+ 9.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 134,161				
Adj Base Cost	= 133.04	Lot Value	+ 115,889				
Total Area	x 1,548	Indicated Value	= 250,050				
Adjusted Cost	= 205,946	Value Per SqFt	161.53				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,161		
Lot Value	115,889		
Indicated Value	250,050	161.53	Per SqFt
Agland Value			
Site Improvements	35,562		
Total Value	285,612	184.50	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	47645		168	168	23.69		3,980
PRCH	SLAB PORCH - COVERED	47646	43x10		430	23.00		9,890



Rogers

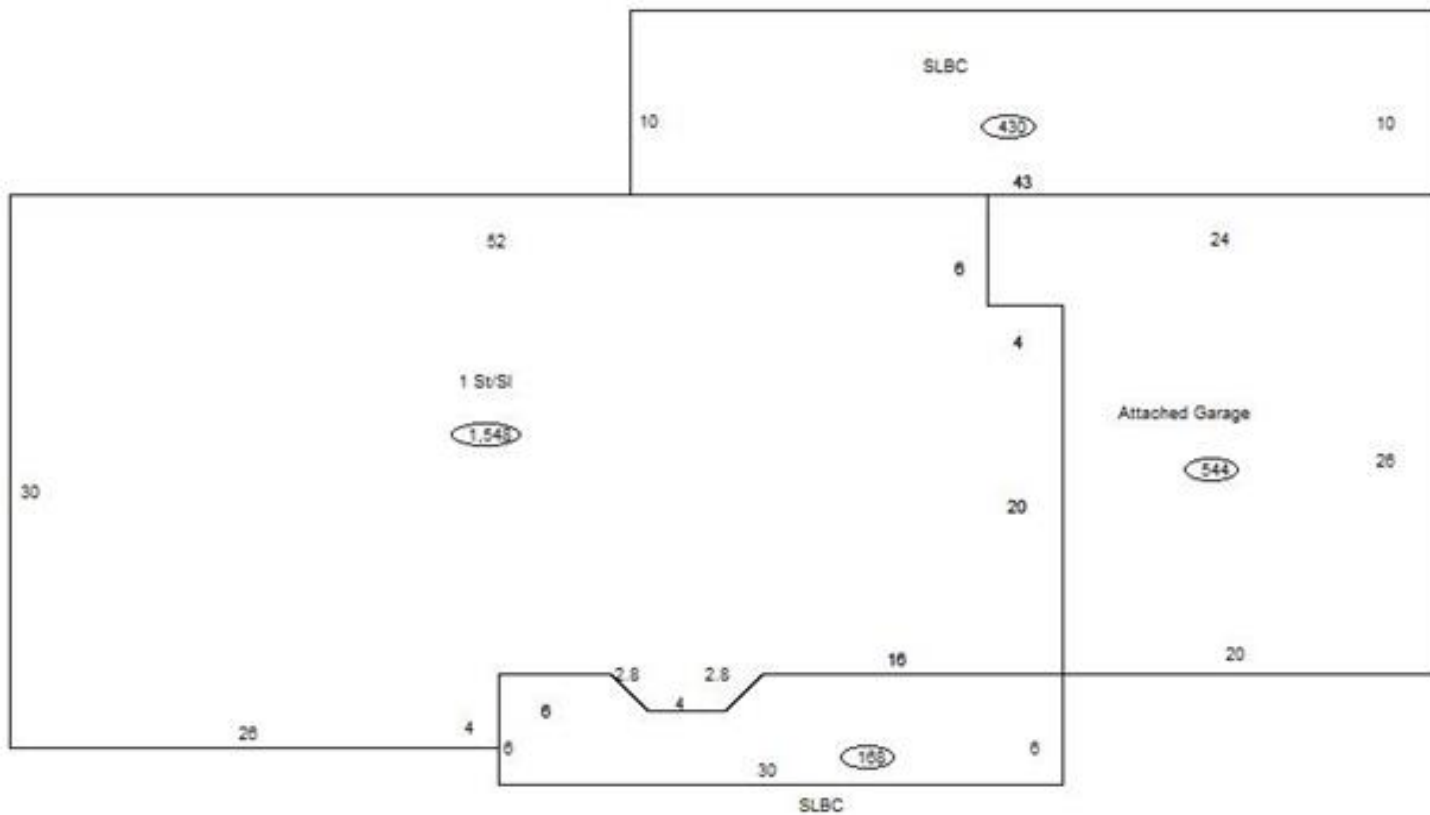
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Sketch Image

660019662



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,548	1.000	1,548
2	G	1		10	Attached Garage	544	1.000	544
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	430	1.000	430
Total Building Area						1,548		1,548



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GG	GAZEBO GOOD	0x0x0			1	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (13,750.00 x 1)	13,750		13,750	688	13,062
	SG	SWIM GUNITE	0x0x0			1	
	Qual	4	Cond 4	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	7,500	22,500
	STF	STG FAIR	8x12x0			96	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 96)	449		449	449	



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Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				<p>\\tsclient\C\TOMS PC PICS\2018-08-15 08-15-2018\08-15-2018 03 8/16/2018</p>				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Wood			MRA Code				
Base/Total Area	1,080 / 1,080			Adusted R				
Style	100% One Story			Indicated Value				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,080			Adjustment Model 1 2022 Residential				
Fixture/RghIn	4 /			Comparables				
Bed/F/H Bath	2 / /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type	320 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 85,841				
Year/Eff Age	1980 / 35			Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value 85,841				
Base Cost	107.66	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 5.10	Garage Cost	+ 11,645	Site Improvements				
Subfloor Adj	+ -2.43	Total RCN	= 150,598	Total Value 85,841 79.48 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 64,757					
Plumbing Adj	+ 5.69	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 85,841					
Adj Base Cost	= 128.66	Lot Value	+ 85,841					
Total Area	x 1,080	Indicated Value	= 85,841					
Adjusted Cost	= 138,953	Value Per SqFt	79.48					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

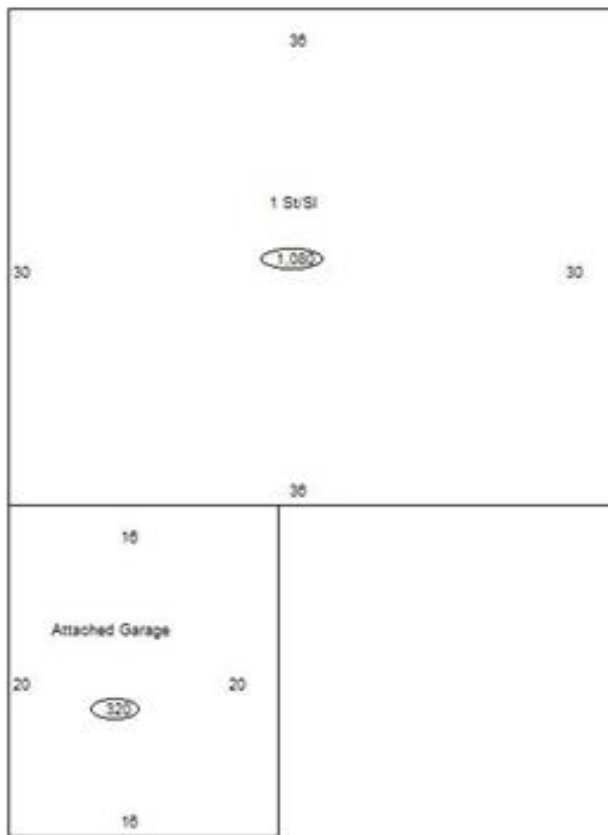
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Total Building Area						1,080		1,080