



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 12:37:02
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Assessment Data					Primary Image																																																																																																																				
Account 660019667 Parcel ID 000000-00-0-00345-003-0003 Cadastral ID 23-21-14-02150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330010 MENDEZ, ARMANDO MIGUEL 9032 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09032 N 175TH E AVE Subdivision GREEN MEADOWS 1 Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/16/2022 11:32</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/17/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.28576334 -95.78251208 LOT 3 BLOCK 3 GREEN MEADOWS EST. 1																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0362 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,137.00 x 2.64 = 119,268 Factor Value Adjustments 1.0000 Lot Value 119,268		

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	1,456 / 1,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,456
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	516 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,475	119.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	237,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.87	Total Misc Impr	+ 9,179				
Roofing Adj	+ 4.55	Garage Cost	+ 14,071				
Subfloor Adj	+ -1.18	Total RCN	= 216,723				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 95,358				
Plumbing Adj	+ 12.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 121,365				
Adj Base Cost	= 132.88	Lot Value	+ 119,268				
Total Area	x 1,456	Indicated Value	= 240,633				
Adjusted Cost	= 193,473	Value Per SqFt	165.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,365		
Lot Value	119,268		
Indicated Value	240,633	165.27	Per SqFt
Agland Value			
Site Improvements	12,311		
Total Value	252,944	173.73	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	47668		78	78	24.02		1,874
PATO	SLAB PORCH - OPEN	47669		234	234	9.44		2,209



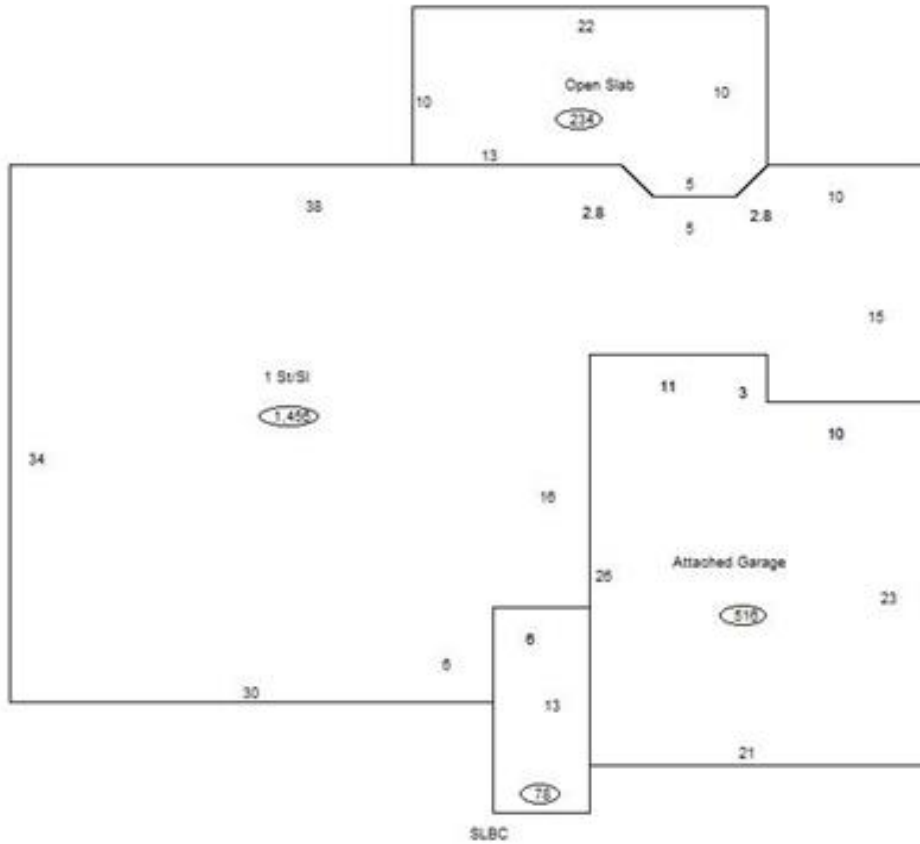
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Sketch Image

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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	1,456	1.000	1,456
2	G	1		10	Attached Garage	516	1.000	516
3	M	PRCH		10	SLBC	78	1.000	78
4	M	PATO		10	Open Slab	234	1.000	234
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x24x0			480
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 480)	15,014	15,014	3,754	11,260
	LT	LEAN-TO	20x24x0			480
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 480)	1,402	1,402	351	1,051