



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:37:04
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Assessment Data					Primary Image																																																																																																																				
Account 660019668 Parcel ID 000000-00-0-00345-003-0004 Cadastral ID 23-21-14-02160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336484 SCHNEEBERGER, RACHEL 9042 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09042 N 175TH E AVE Subdivision GREEN MEADOWS 1 Lot/Block 0004 / 0003 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: 36.28618029 -95.78255093																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0342 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,049.00 x 2.65 = 119,175 Factor Value Adjustments 1.0000 Lot Value 119,175		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,480 / 1,480
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,480
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	675 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach				Manual : 01/2025			
Base Cost	111.68	Total Misc Impr	+ 10,800				
Roofing Adj	+ 4.53	Garage Cost	+ 17,489				
Subfloor Adj	+ -1.17	Total RCN	= 229,599				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 101,024				
Plumbing Adj	+ 9.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 128,575				
Adj Base Cost	= 136.02	Lot Value	+ 119,175				
Total Area	x 1,480	Indicated Value	= 247,750				
Adjusted Cost	= 201,310	Value Per SqFt	167.40				

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	177,846	120.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	254,250		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,575		
Lot Value	119,175		
Indicated Value	247,750	167.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,750	167.40	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	47672		168	168	23.69	3,980
PATO	SLAB PORCH - OPEN	47673	14x12		168	10.26	1,724



Rogers

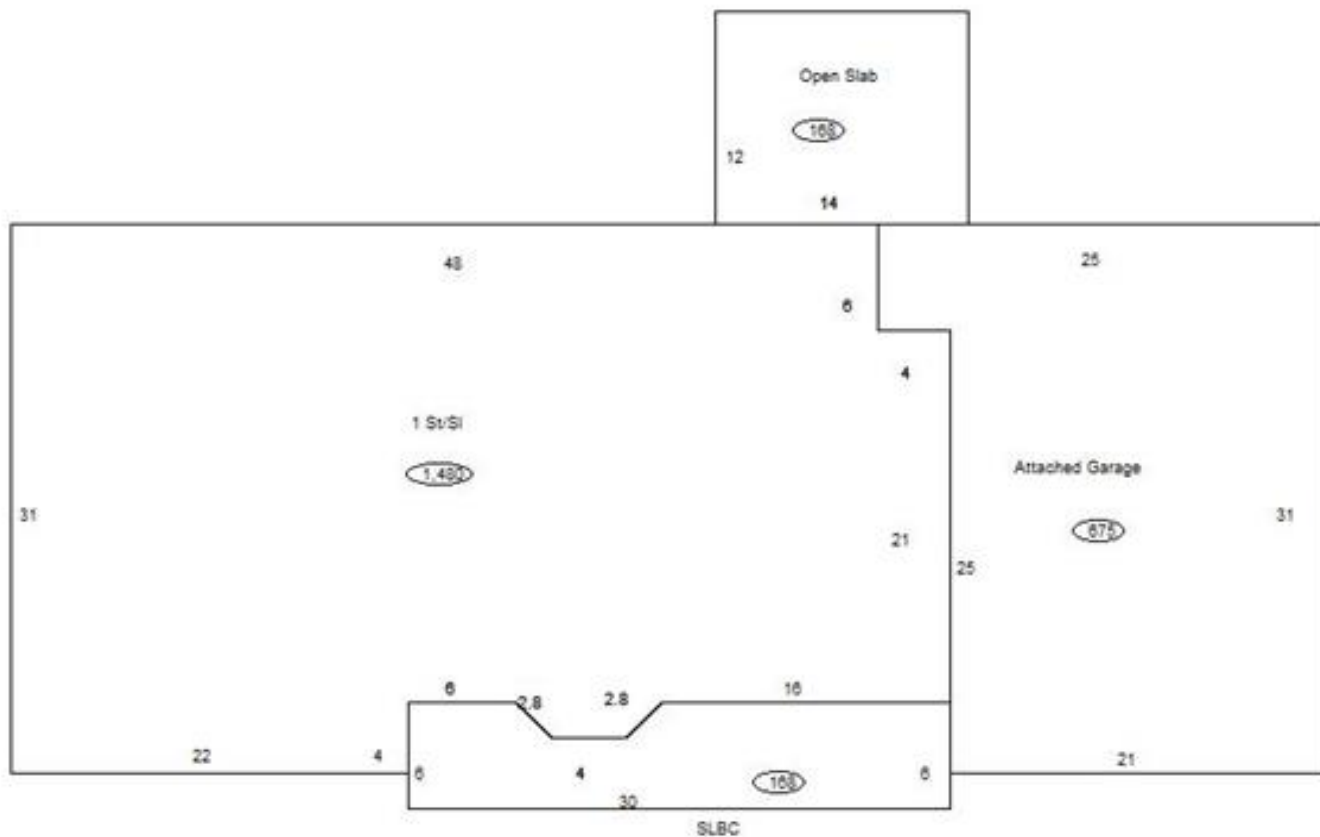
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Sketch Image

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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	1,480	1.000	1,480
2	G	1		10	Attached Garage	675	1.000	675
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PATO		10	Open Slab	168	1.000	168
Total Building Area						1,480		1,480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899		899