



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 660019671 Parcel ID 000000-00-0-00345-003-0007 Cadastral ID 23-21-14-02190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328064 HICKEY, MICHAEL L & VICKI L 9076 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09076 N 175TH E AVE Subdivision GREEN MEADOWS 1 Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/17/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.28740129 -95.78252048																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.062	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,262.00 x 2.60 = 120,449	
Factor Value		
Adjustments	1.0000	
Lot Value	120,449	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,636 / 1,846
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	488 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32



\\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	208,867	113.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	292,280		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,871		
Lot Value	120,449		
Indicated Value	269,320	145.89	Per SqFt
Agland Value			
Site Improvements	21,396		
Total Value	290,716	157.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.35	Total Misc Impr	+	23,043			
Roofing Adj	+ 3.85	Garage Cost	+	13,459			
Subfloor Adj	+ -1.02	Total RCN	=	256,674			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	107,803			
Plumbing Adj	+ 7.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	148,871			
Adj Base Cost	= 119.27	Lot Value	+	120,449			
Total Area	x 1,846	Indicated Value	=	269,320			
Adjusted Cost	= 220,172	Value Per SqFt		145.89			

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	47685	32x19		608	22.52		13,692
PRCH	SLAB PORCH - COVERED	47686	18x10		180	23.64		4,255



Rogers

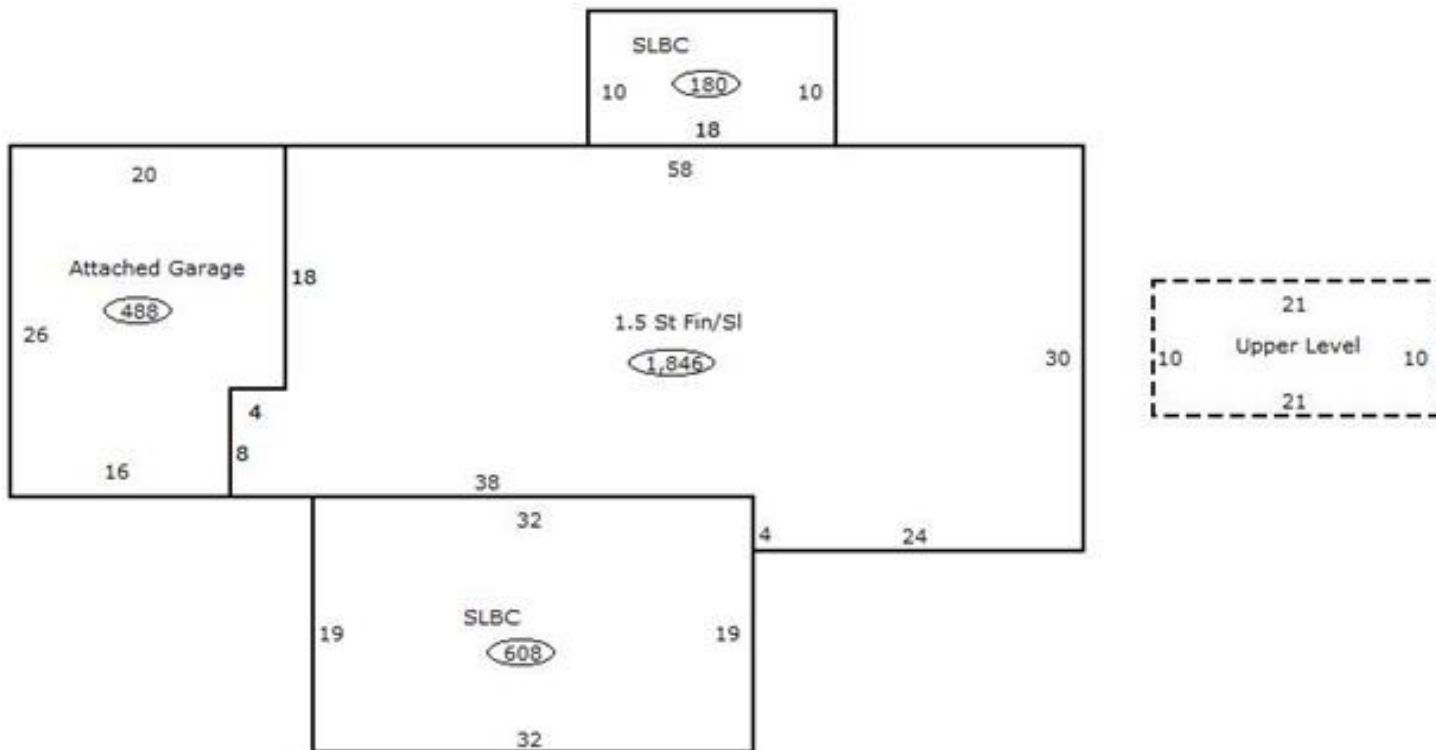
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,636	1.128	1,846
2	G	1		13	Attached Garage	488	1.000	488
3	M	PRCH		13	SLBC	608	1.000	608
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL	Overhang	13	Upper Level	210	1.000	210
Total Building Area						1,636		1,846



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x0			720
	Qual 2	Cond 3	Year 2006	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522	22,522	1,126	21,396
	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	