



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 660019682 Parcel ID 000000-00-0-00348-002-0007 Cadastral ID 23-21-14-02300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 130354 DAVIS, DELMAR L & SUE L 9004 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09004 N 174TH E AVE Subdivision GREEN MEADOWS 2 Lot/Block 0007 / 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: 36.28542712 -95.78480490																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.02	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	44,432.00 x 2.67 = 118,528	
Factor Value		
Adjustments	1.0000	
Lot Value	118,528	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,520 / 1,940
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,520
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	574 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach		Manual : 01/2025	
Base Cost	99.26	Total Misc Impr	+ 10,051
Roofing Adj	+ 3.88	Garage Cost	+ 17,731
Subfloor Adj	+ -1.81	Total RCN	= 264,384
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 108,397
Plumbing Adj	+ 7.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,987
Adj Base Cost	= 121.96	Lot Value	+ 118,528
Total Area	x 1,940	Indicated Value	= 274,515
Adjusted Cost	= 236,602	Value Per SqFt	141.50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	240,262 123.85 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	293,980 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	155,987
Lot Value	118,528
Indicated Value	274,515 141.50 Per SqFt
Agland Value	
Site Improvements	17,500
Total Value	292,015 150.52 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	47729		116	116	26.56		3,081
PATO	SLAB PORCH - OPEN	47730	12x10		120	11.29		1,355



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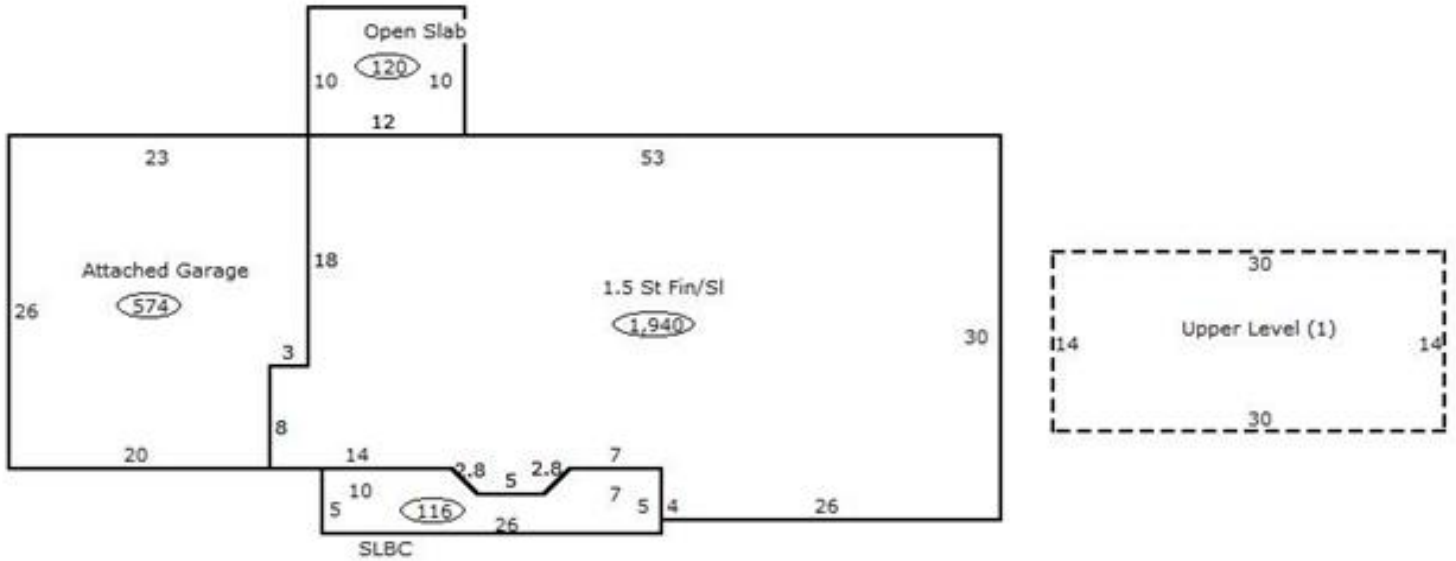
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Sketch Image

660019682



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/SI	1,520	1.276	1,940
2	G	1		13	Attached Garage	574	1.000	574
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL		13	Upper Level (1)	420	1.000	420
Total Building Area						1,520		1,940



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	7,500	17,500