



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:37:23
Page 1

Assessment Data					Primary Image				
Account	660019683								
Parcel ID	000000-00-0-00348-002-0008								
Cadastral ID	23-21-14-02310								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	289295								
FOSTER, PAUL L									
& CHERYL E									
8944 N 174TH E AVE									
OWASSO OK 74055-0000									
Parcel Location									
Situs	08944 N 174TH E AVE								
Subdivision	GREEN MEADOWS 2								
Lot/Block	0008 / 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									
Lat/Long: 36.28502609 -95.78480427									
LOT 8 BLOCK 2 GREEN MEADOWS EST. 2									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2016 09 14	R17-NEW 24X50 1200 SQ FT POLE BAI	09/2016	11/2016	17,176					
R2013 09 28	R15-NEW 1200 SQ FT POLE BARN 30X	09/2013	05/2014	13,500					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1694/510	FOSTER, BOBBY D &	07/11/2005	125,000	4					
829/783			76,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2006	Land Value	118,782	41,017	11%	4,512	Assessed	18,792	
Year Frozen	0	Improvements	156,299	129,819		14,280	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	275,081	170,836		18,792	Total Taxable	17,792	
								1,743.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019683	FOSTER, PAUL L	3	259,813	1000	17,244	1,689.00		
2024	2024-660019683	FOSTER, PAUL L	3	249,211	1000	16,714	1,606.00		
2023	2023-660019683	FOSTER, PAUL L	3	178,478	1000	16,197	1,518.00		
2022	2022-660019683	FOSTER, PAUL L	3	151,788	1000	15,697	1,538.00		
2021	2021-660019683	FOSTER, PAUL L	3	152,003	1000	15,720	1,521.00		
2020	2020-660019683	FOSTER, PAUL L	3	151,019	1000	15,319	1,480.00		
2019	2019-660019683	FOSTER, PAUL L	3	144,031	1000	14,843	1,435.00		
2018	2018-660019683	FOSTER, PAUL L	3	151,616	1000	15,678	1,459.00		
2017	2017-660019683	FOSTER, PAUL L	3	149,904	1000	15,414	1,450.00		
2016	2016-660019683	FOSTER, PAUL L	3	128,954	1000	13,022	1,226.00		
2015	2015-660019683	FOSTER, PAUL L	3	126,735	1000	12,614	1,196.00		
2014	2014-660019683	FOSTER, PAUL L	3	128,839	1000	12,218	1,170.00		
2013	2013-660019683	FOSTER, PAUL L	3	123,672	1000	11,833	1,109.00		



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Date 04/16/2026
 Time 21:37:23
 Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0256 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,674.00 x 2.66 = 118,782 Factor Value Adjustments 1.0000 Lot Value 118,782		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,304 / 1,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,304
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	532 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	194,765	149.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	221,490 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,724		
Lot Value	118,782		
Indicated Value	236,506	181.37	Per SqFt
Agland Value			
Site Improvements	38,575		
Total Value	275,081	210.95	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.31	Total Misc Impr	+ 11,128				
Roofing Adj	+ 4.66	Garage Cost	+ 14,407				
Subfloor Adj	+ -1.21	Total RCN	= 200,297				
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 86,128				
Plumbing Adj	+ 10.79	Lump Sums	+ 3,555				
Basement Adj	+ 0.00	RCNLD	= 117,724				
Adj Base Cost	= 134.02	Lot Value	+ 118,782				
Total Area	x 1,304	Indicated Value	= 236,506				
Adjusted Cost	= 174,762	Value Per SqFt	181.37				

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	47734		258	258	23.38		6,032
WODO	WOOD DECK - OPEN	47735		316	316	16.07	30%	3,555



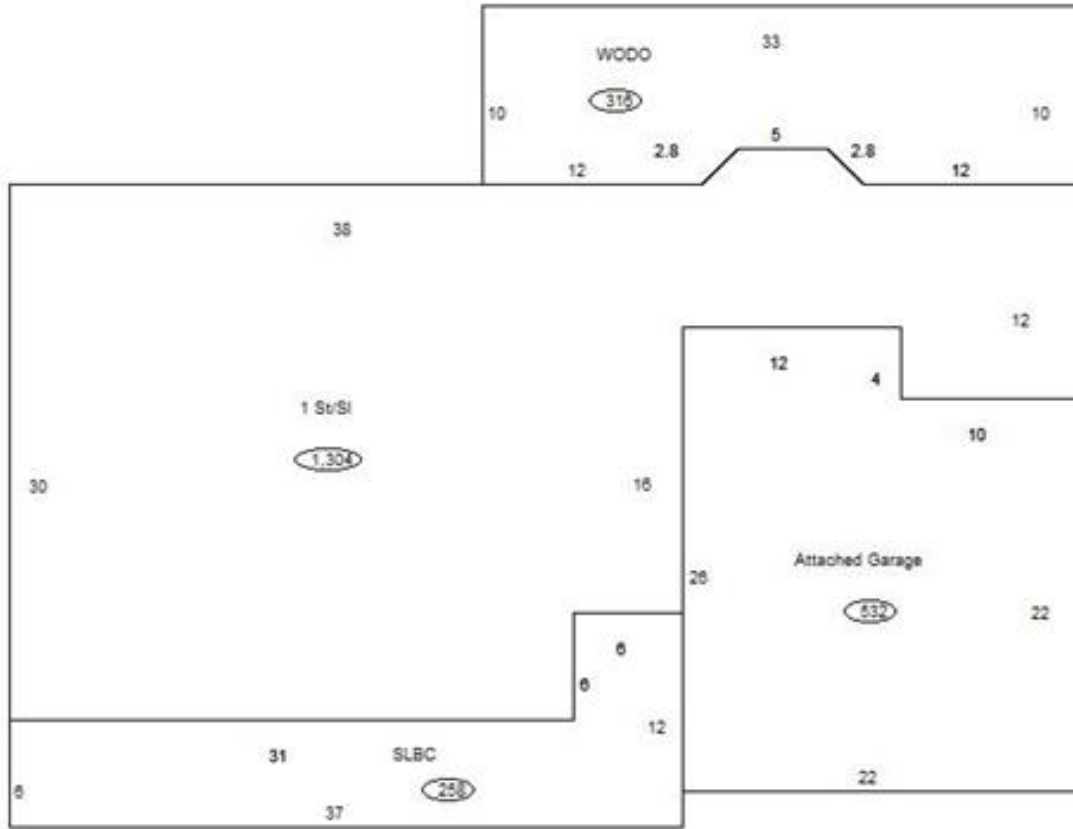
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Date 04/16/2026
 Time 21:37:23
 Page 3

Sketch Image

660019683



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,304	1.000	1,304
2	G	1		10	Attached Garage	532	1.000	532
3	M	PRCH		10	SLBC	258	1.000	258
4	M	WODO		10	WODO	316	1.000	316
Total Building Area						1,304		1,304



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 Time 21:37:23
 Page 4

660019683

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x24x0			1,200	
	Qual	Cond	Year	2016	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (33.14 x 1,200)		39,768			39,768	1,193	38,575
	CPDT	CARPORT - DETACHED	20x20x0			400	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (10.84 x 400)		4,336			4,336	4,336	