



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:35:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019709 Parcel ID 000000-00-0-00351-002-0015 Cadastral ID 23-21-14-02570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 131284 MONTGOMERY, DAVID E & NANCY S & KYLE F & DESTINEY M MONTGOMERY 17404 E 88TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17404 E 88TH ST Subdivision GREEN MEADOWS 3 Lot/Block 0015 / 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: 36.28077512 -95.78435648																																																																																																																									
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Date 04/17/2026
Time 00:35:12
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2495 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,429.00 x 2.37 = 129,024 Factor Value Adjustments 1.0000 Lot Value 129,024		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	2,086 / 3,172
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,086
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	430 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	395,710 124.75 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	271,830 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.77	Total Misc Impr	+ 18,347				
Roofing Adj	+ 3.95	Garage Cost	+ 21,762				
Subfloor Adj	+ -3.04	Total RCN	= 435,213				
Heat/Cool Adj	+ 16.31	Depreciation (41%)	- 178,437				
Plumbing Adj	+ 9.57	Lump Sums	+ 19,235				
Basement Adj	+ 0.00	RCNLD	= 276,011				
Adj Base Cost	= 124.56	Lot Value	+ 129,024				
Total Area	x 3,172	Indicated Value	= 405,035				
Adjusted Cost	= 395,104	Value Per SqFt	127.69				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	276,011
Lot Value	129,024
Indicated Value	405,035 127.69 Per SqFt
Agland Value	
Site Improvements	17,288
Total Value	422,323 133.14 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	47851	12x12		144	32.60		4,694
PATO	SLAB PORCH - OPEN	47852	12x7		84	14.39		1,209
PRCH	SLAB PORCH - COVERED	47853	20x8		160	32.50		5,200
WODO	WOOD DECK - OPEN	47854	1139		1,139	21.11	20%	19,235



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 Page 4

660019709

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	35x20x0			700
	Qual 2	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary Base Cost (32.93 x 700) 23,051		Modifier Total	RCN 23,051	Depr (25% Phys/ % Func) 5,763	RCNLD 17,288
	STF	STG FAIR	12x20x0			240
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total	RCN 1,123	Depr (100% Phys/ % Func) 1,123	RCNLD