



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660019718 Parcel ID 000000-00-0-00351-003-0008 Cadastral ID 23-21-14-02660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345073 FERRIS, DAVID J & DIANE R 8815 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08815 N 174TH E AVE Subdivision GREEN MEADOWS 3 Lot/Block 0008 / 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 Lat/Long: 36.28232977 -95.78429199 LOT 8 BLOCK 3, LESS BEG SWLY/ COR LOT 8, N 32-08 W 240.7'; E 48'; SLY TO POT BLOCK 3 GREEN MEADOWS EST. 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9213	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,132.00 x 2.70 = 108,356	
Factor Value		
Adjustments	1.2972	
Lot Value	140,563	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,448 / 1,848
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,448
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1982 / 25

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	233,196	126.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	299,930		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,953		
Lot Value	140,563		
Indicated Value	313,516	169.65	Per SqFt
Agland Value			
Site Improvements	25,250		
Total Value	338,766	183.31	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.24	Total Misc Impr	+	12,723			
Roofing Adj	+ 3.94	Garage Cost	+	15,527			
Subfloor Adj	+ -1.86	Total RCN	=	250,657			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	77,704			
Plumbing Adj	+ 8.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	172,953			
Adj Base Cost	= 120.35	Lot Value	+	140,563			
Total Area	x 1,848	Indicated Value	=	313,516			
Adjusted Cost	= 222,407	Value Per SqFt		169.65			

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	47900		120	120	26.55		3,186
PATO	SLAB PORCH - OPEN	47901	38x12		456	8.60		3,922



Rogers

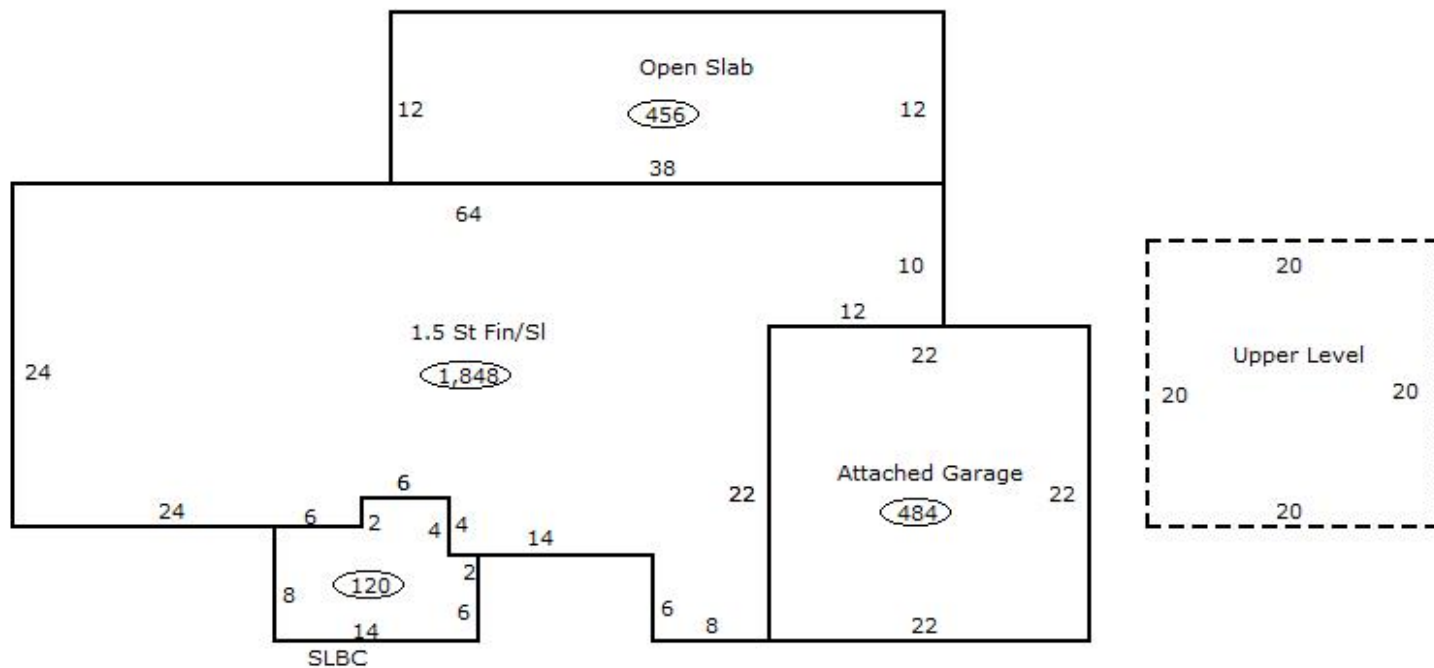
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Sketch Image

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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	1,448	1.276	1,848
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	456	1.000	456
5	U	^UL	Overhang	13	Upper Level	400	1.000	400
Total Building Area						1,448		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x30x0			750
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 750)	12,000		12,000	3,000	9,000
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	8,750	16,250