



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	660019729																																	
Parcel ID	000000-00-0-00354-001-0007																																	
Cadastral ID	23-21-14-02770																																	
Property Type	REAL - Real Property																																	
Property Class	RRP	VI Area 4																																
Tax Area	3 - OWASSO RURAL/NO FIRE																																	
Name ID	329723																																	
O'DELL, ANDREA C																																		
17631 E 89TH ST N OWASSO OK 74055-0000																																		
Parcel Location																																		
Situs	17631 E 89TH ST N																																	
Subdivision	GREEN MEADOWS 4																																	
Lot/Block	0007 / 0001	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: 36.28353954 -95.77767859				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																				
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LOT 7 BLOCK 1 GREEN MEADOWS EST. 4				Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FOWLER, CHRISTOPHER M &</td> <td>12/04/2019</td> <td>238,000</td> <td>YES</td> </tr> <tr> <td>2597/522</td> <td>FOWLER, CHRISTOPHER M &</td> <td>12/01/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2180/725</td> <td>KNIGHT, THOMAS FRANK</td> <td>06/27/2011</td> <td>168,500</td> <td>YES</td> </tr> <tr> <td>994/587</td> <td>FORD, RANDALL C</td> <td>06/30/1995</td> <td>90,000</td> <td>Yes</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	FOWLER, CHRISTOPHER M &	12/04/2019	238,000	YES	2597/522	FOWLER, CHRISTOPHER M &	12/01/2016	0	4	2180/725	KNIGHT, THOMAS FRANK	06/27/2011	168,500	YES	994/587	FORD, RANDALL C	06/30/1995	90,000	Yes
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2020	Land Value	116,392	78,824	11%	8,671	Assessed	34,281	3,358.17																									
Year Frozen	0	Improvements	232,819	232,819		25,610	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	349,211	311,643		34,281	Total Taxable	34,281	3,358.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660019729	O'DELL, ANDREA C	3	346,200	0	32,648	3,198.00																											
2024	2024-660019729	O'DELL, ANDREA C	3	336,248	0	31,094	2,987.00																											
2023	2023-660019729	O'DELL, ANDREA C	3	290,433	0	29,613	2,775.00																											
2022	2022-660019729	O'DELL, ANDREA C	3	269,416	0	28,204	2,763.00																											
2021	2021-660019729	O'DELL, ANDREA C	3	244,182	0	26,861	2,599.00																											
2020	2020-660019729	O'DELL, ANDREA C	3	240,177	0	26,420	2,552.00																											
2019	2019-660019729	FOWLER, CHRISTOPHER M &	3	192,595	0	21,185	2,048.00																											
2018	2018-660019729	FOWLER, CHRISTOPHER M &	3	200,226	0	22,025	2,050.00																											
2017	2017-660019729	FOWLER, CHRISTOPHER M &	3	198,542	0	21,840	2,054.00																											
2016	2016-660019729	FOWLER, CHRISTOPHER M &	3	193,311	0	21,264	2,002.00																											
2015	2015-660019729	FOWLER, CHRISTOPHER M &	3	187,986	0	20,678	1,961.00																											
2014	2014-660019729	FOWLER, CHRISTOPHER M &	3	189,499	0	20,273	1,941.00																											
2013	2013-660019729	FOWLER, CHRISTOPHER M &	3	178,815	0	19,308	1,809.00																											



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9896		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,108.00 x 2.70 = 116,392		
Factor Value			
Adjustments	1.0000		
Lot Value	116,392		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,467 / 2,299
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,467
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1983 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	246,055 107.03 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	364,630 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	232,819
Lot Value	116,392
Indicated Value	349,211 151.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	349,211 151.90 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.25	Total Misc Impr	+ 12,692
Roofing Adj	+ 3.19	Garage Cost	+ 16,627
Subfloor Adj	+ -1.50	Total RCN	= 298,486
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 65,667
Plumbing Adj	+ 8.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 232,819
Adj Base Cost	= 117.08	Lot Value	+ 116,392
Total Area	x 2,299	Indicated Value	= 349,211
Adjusted Cost	= 269,167	Value Per SqFt	151.90

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	47943		113	113	26.58		3,004
PRCH	SLAB PORCH - COVERED	47944	14x11		154	26.45		4,073



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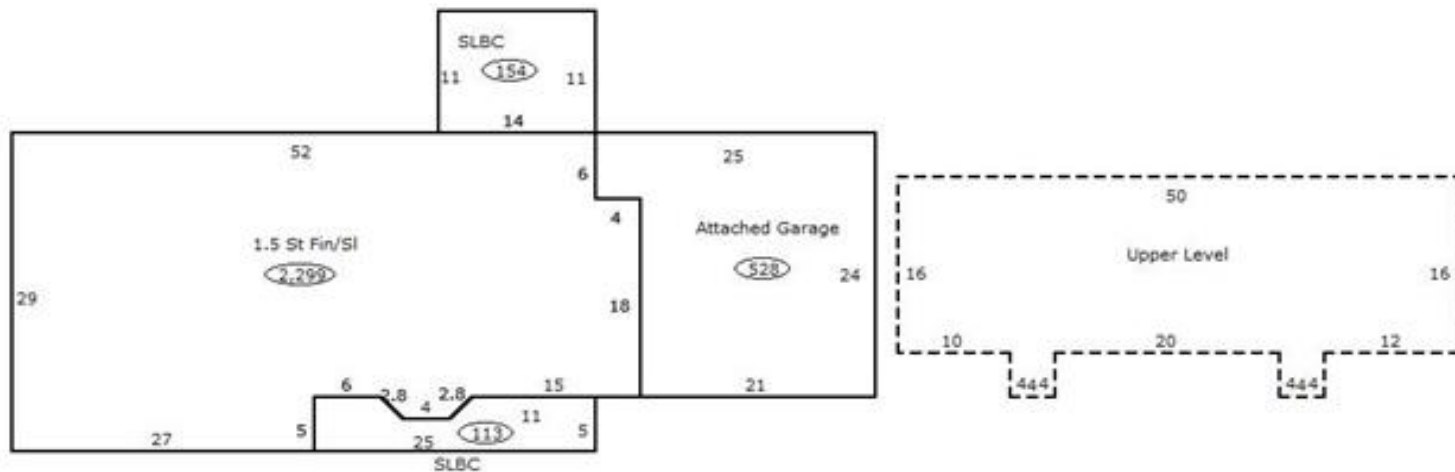
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Sketch Image

660019729



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	1,467	1.567	2,299
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	113	1.000	113
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL	Overhang	13	Upper Level	832	1.000	832
Total Building Area						1,467		2,299