



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 660019732 Parcel ID 000000-00-0-00354-002-0001 Cadastral ID 23-21-14-02800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 312468 DRESHER, BENJAMIN & HOLLIE M 17626 E 89TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17626 E 89TH ST N Subdivision GREEN MEADOWS 4 Lot/Block 0001 / 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: 36.28256845 -95.77839904																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.976	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,513.00 x 2.70 = 114,785	
Factor Value		
Adjustments	1.0000	
Lot Value	114,785	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,176 / 1,968
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	291,873	148.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	290,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.01	Total Misc Impr	+	17,095			
Roofing Adj	+ 3.15	Garage Cost	+	18,330			
Subfloor Adj	+ -1.47	Total RCN	=	266,114			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	106,446			
Plumbing Adj	+ 7.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,668			
Adj Base Cost	= 117.22	Lot Value	+	114,785			
Total Area	x 1,968	Indicated Value	=	274,453			
Adjusted Cost	= 230,689	Value Per SqFt		139.46			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,668		
Lot Value	114,785		
Indicated Value	274,453	139.46	Per SqFt
Agland Value			
Site Improvements	63,750		
Total Value	338,203	171.85	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	47957	32x6		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	47960	15x11		165	26.41		4,358
PATO	SLAB PORCH - OPEN	136791	15x13		195	10.60		2,067



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x50x0		Formed Metal	1,500	
	Qual 4	Cond 4	Year 2023	Eff Age 2			
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
		Base Cost (35.10 x 1,500)	52,650		52,650	1,580	51,070
	STF	STG FAIR	10x14x0			140	
	Qual 2	Cond 3	Year	Eff Age 1520			
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 140)	655		655	655	
	CPDT	CARPOT - DETACHED	12x20x0			240	
	Qual 2	Cond 3	Year	Eff Age 1520			
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (10.84 x 240)	2,602		2,602	2,602	
	PRCH	Slab Porch - Covered	10x50x0			500	
	Qual	Cond	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (25.36 x 500)	12,680		12,680	12,680	