



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:35:47
Page 1

Assessment Data					Primary Image				
Account	660019736								
Parcel ID	000000-00-0-00354-002-0005								
Cadastral ID	23-21-14-02840								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	322556								
WISE, GARY & JUDY									
8811 N 176TH E PL OWASSO OK 74055-0000									
Parcel Location									
Situs	08811 N 176TH E PL								
Subdivision	GREEN MEADOWS 4								
Lot/Block	0005 / 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: 36.28196071 -95.77691109									
Building Permits									
LOT 5 BLOCK 2 GREEN MEADOWS EST. 4									
Number	Description	Opened	Closed	Amount					
R2017 10 2	R19- DETACHED GARAGE 2000SQ FT	10/2017	03/2018	50,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2662/224	WELLS, CHARLES E & LELA M	09/21/2017	164,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2018	Land Value	117,358	73,513	11%	8,086	Assessed	21,898	2,145.13
Year Frozen	2022	Improvements	200,447	125,561		13,812	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	317,805	199,074		21,898	Total Taxable	20,898	2,047.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019736	WISE, GARY & JUDY			3	295,764	1000	20,898	2,047.00
2024	2024-660019736	WISE, GARY & JUDY			3	285,328	1000	20,898	2,008.00
2023	2023-660019736	WISE, GARY & JUDY			3	226,898	1000	20,898	1,958.00
2022	2022-660019736	WISE, GARY & JUDY			3	199,074	1000	20,898	2,047.00
2021	2021-660019736	WISE, GARY & JUDY			3	199,735	1000	20,957	2,027.00
2020	2020-660019736	WISE, GARY & JUDY			3	196,446	1000	20,318	1,963.00
2019	2019-660019736	WISE, GARY & JUDY			3	188,154	1000	19,697	1,904.00
2018	2018-660019736	WISE, GARY & JUDY			3	165,086	1000	17,159	1,597.00
2017	2017-660019736	WISE, GARY & JUDY			3	163,667	0	10,270	966.00
2016	2016-660019736	WELLS, CHARLES E & LELA M			3	159,585	0	10,270	967.00
2015	2015-660019736	WELLS, CHARLES E & LELA M			3	155,059	1000	9,270	879.00
2014	2014-660019736	WELLS, CHARLES E & LELA M			3	156,284	1000	9,270	887.00
2013	2013-660019736	WELLS, CHARLES E & LELA M			3	148,256	1000	9,270	868.00



Rogers

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Date 04/17/2026
 Time 00:35:47
 Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9978 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,466.00 x 2.70 = 117,358 Factor Value Adjustments 1.0000 Lot Value 117,358		

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	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	258,375 163.53 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	296,890 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.03	Total Misc Impr	+ 14,599				
Roofing Adj	+ 4.46	Garage Cost	+ 20,323				
Subfloor Adj	+ -1.15	Total RCN	= 240,354				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 100,949				
Plumbing Adj	+ 11.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,405				
Adj Base Cost	= 130.02	Lot Value	+ 117,358				
Total Area	x 1,580	Indicated Value	= 256,763				
Adjusted Cost	= 205,432	Value Per SqFt	162.51				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	139,405
Lot Value	117,358
Indicated Value	256,763 162.51 Per SqFt
Agland Value	
Site Improvements	61,042
Total Value	317,805 201.14 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	47976		144	144	23.78		3,424
PRCH	SLAB PORCH - COVERED	47977	26x10		260	23.38		6,079



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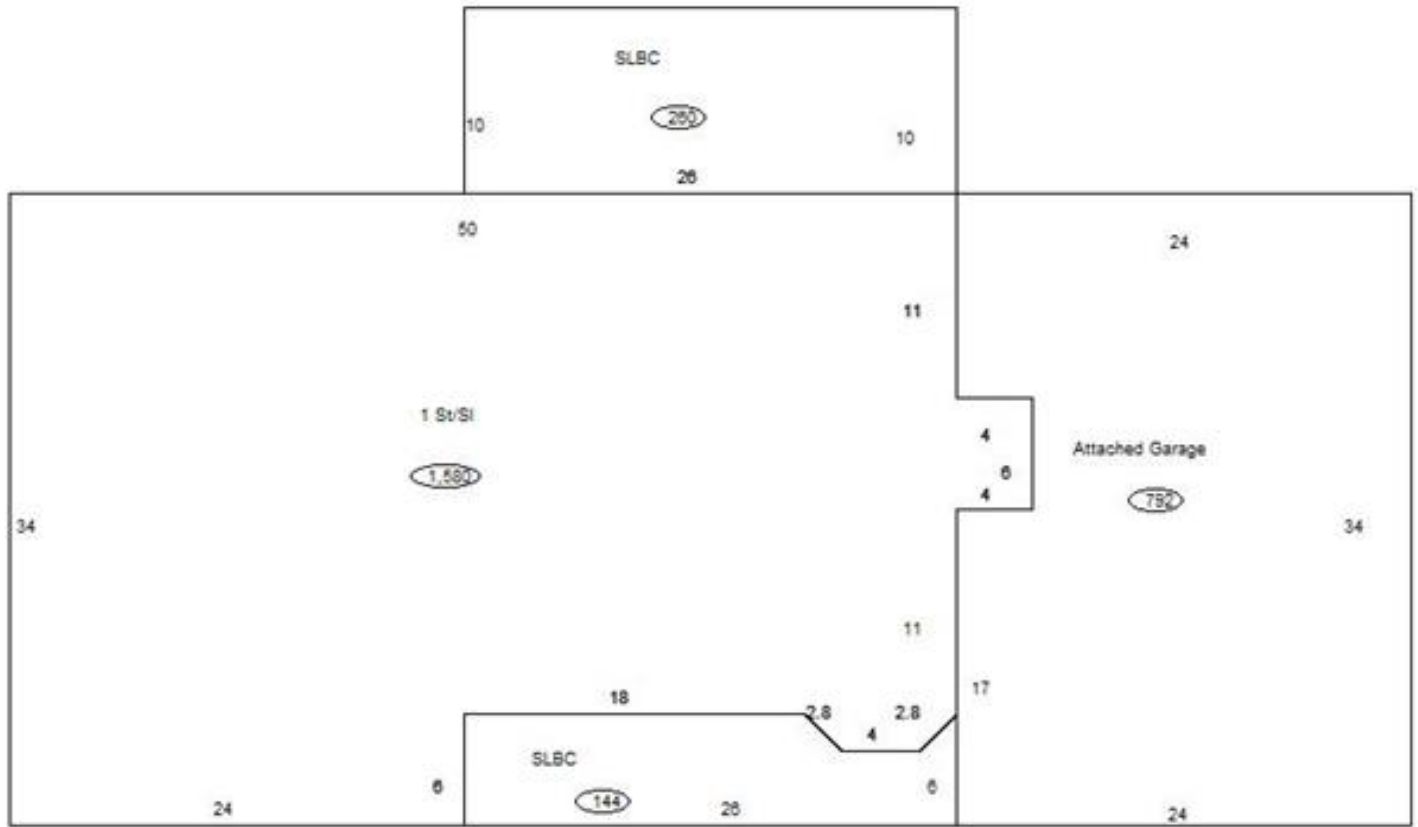
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Date 04/17/2026
 Time 00:35:47
 Page 3

Sketch Image

660019736



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,580	1.000	1,580
2	G	1		10	Attached Garage	792	1.000	792
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	260	1.000	260
Total Building Area						1,580		1,580



Rogers




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Date 04/17/2026
 Time 00:35:47
 Page 4

660019736

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x50x0			2,000
	Qual	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (29.46 x 2,000)	58,920		58,920		58,920
	STF	STG FAIR	0x0x0			384
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 384)	1,797		1,797	180	1,617
	STF	STG FAIR	0x0x0			180
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 180)	842		842	337	505