



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:35:48  
Page 1

Assessment Data					Primary Image																			
<b>Account</b> 660019737 <b>Parcel ID</b> 000000-00-0-00354-002-0006 <b>Cadastral ID</b> 23-21-14-02850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 132644 HANCOCK, DAVID J  8807 N 176TH PL E OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08807 176TH E PL <b>Subdivision</b> GREEN MEADOWS 4 <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																								
<b>Legal Description</b> Lot/Long: 36.28149207 -95.77678732																								
<b>Building Permits</b>					<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>R18</td> <td>R18-NEW LOAFING SHED PER DRIVEI</td> <td>08/2017</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-NEW LOAFING SHED PER DRIVEI	08/2017	12/2017						
Number	Description	Opened	Closed	Amount																				
R18	R18-NEW LOAFING SHED PER DRIVEI	08/2017	12/2017																					
<b>Exemptions</b>					<b>Sale History</b>																			
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Bk/Pg	Grantor	Date	Price	Code																				
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>															
Remove Cap	0	<b>Land Value</b>	120,167	34,727	11%	3,820	<b>Assessed</b>	20,916	2,048.93															
Year Frozen	0	<b>Improvements</b>	184,619	155,422		17,096	<b>Penalty</b>	0																
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00															
TIF Project ID	0	<b>Total Value</b>	304,786	190,149		20,916	<b>Total Taxable</b>	19,916	1,951.00															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660019737	HANCOCK, DAVID J			3	290,638	1000	19,307	1,891.00															
2024	2024-660019737	HANCOCK, DAVID J			3	283,337	1000	18,716	1,798.00															
2023	2023-660019737	HANCOCK, DAVID J			3	205,675	1000	18,141	1,700.00															
2022	2022-660019737	HANCOCK, DAVID J			3	169,752	1000	17,584	1,723.00															
2021	2021-660019737	HANCOCK, DAVID J			3	164,026	1000	17,043	1,649.00															
2020	2020-660019737	HANCOCK, DAVID J			3	164,717	1000	16,821	1,625.00															
2019	2019-660019737	HANCOCK, DAVID J			3	157,291	1000	16,302	1,576.00															
2018	2018-660019737	HANCOCK, DAVID J			3	163,476	1000	16,982	1,581.00															
2017	2017-660019737	HANCOCK, DAVID J			3	161,143	1000	16,726	1,573.00															
2016	2016-660019737	HANCOCK, DAVID J			3	157,479	1000	16,323	1,537.00															
2015	2015-660019737	HANCOCK, DAVID J			3	154,197	1000	15,962	1,514.00															
2014	2014-660019737	HANCOCK, DAVID J			3	157,381	1000	15,942	1,526.00															
2013	2013-660019737	HANCOCK, DAVID J			3	149,601	1000	15,449	1,447.00															



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Date 04/17/2026  
Time 00:35:48  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 16000 <b>Non-Ag Acres</b> 1.0558 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,993.00 x 2.61 = 120,167 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 120,167		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,616 / 1,616
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,616
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	567 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32

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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	221,366	136.98	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	252,510		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.31	<b>Total Misc Impr</b>	+ 10,851				
<b>Roofing Adj</b>	+ 4.45	<b>Garage Cost</b>	+ 15,133				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 234,109				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 98,326				
<b>Plumbing Adj</b>	+ 8.71	<b>Lump Sums</b>	+ 7,892				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 143,675				
<b>Adj Base Cost</b>	= 128.79	<b>Lot Value</b>	+ 120,167				
<b>Total Area</b>	x 1,616	<b>Indicated Value</b>	= 263,842				
<b>Adjusted Cost</b>	= 208,125	<b>Value Per SqFt</b>	163.27				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	143,675		
<b>Lot Value</b>	120,167		
<b>Indicated Value</b>	263,842	163.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	40,944		
<b>Total Value</b>	304,786	188.61	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	47979	18x12		216	23.51	5,078
PRCH	SLAB PORCH - COVERED	47981	7x4		28	24.18	677
WODO	WOOD DECK - OPEN	47982	492		492	16.04	7,892



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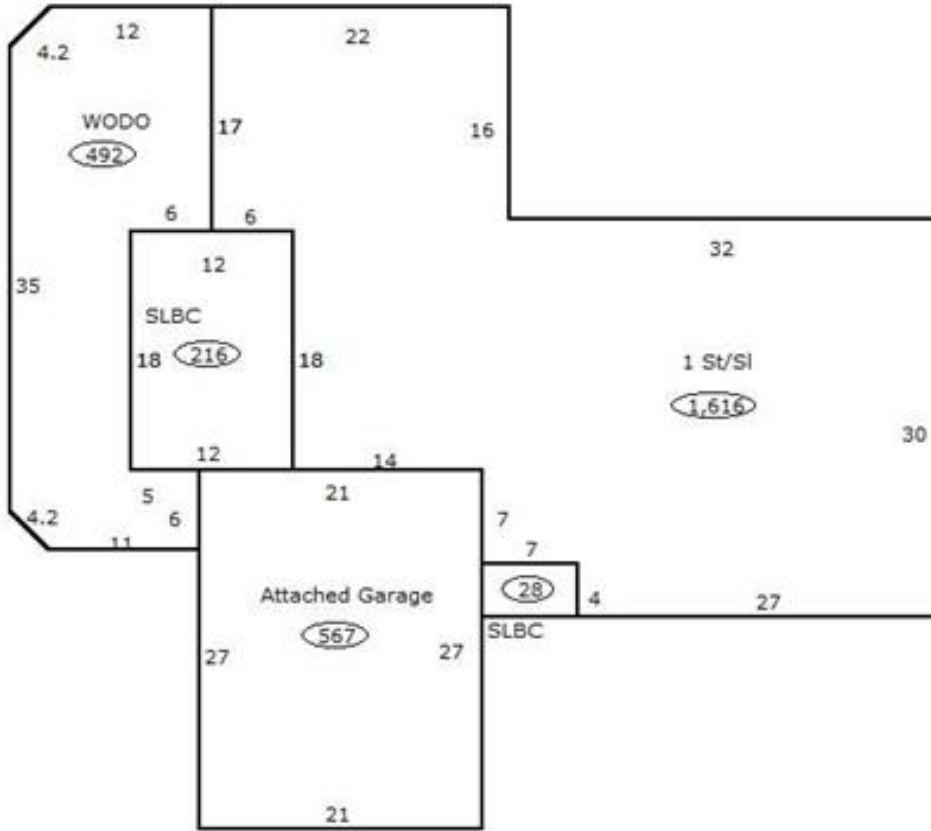
Date 04/17/2026

Time 00:35:48

Page 3

### Sketch Image

660019737



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,616	1.000	1,616
2	M	PRCH		13	SLBC	216	1.000	216
3	G	1		13	Attached Garage	567	1.000	567
4	M	PRCH		13	SLBC	28	1.000	28
5	M	WODO		13	WODO	492	1.000	492
<b>Total Building Area</b>						<b>1,616</b>		<b>1,616</b>



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 Time 00:35:49  
 Page 4

660019737

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	20x12x0			240	
	Qual	Cond	Year	2017	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 240)		1,022		1,022	51	971
	UTIL	SHOP BUILDING	35x40x0			1,400	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.22 x 1,400)		40,908		40,908	2,045	38,863
	LT	LEAN-TO	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 400)		1,168		1,168	58	1,110