



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:36:00
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Assessment Data					Primary Image																																																																																																																				
Account 660019743 Parcel ID 000000-00-0-00354-003-0002 Cadastral ID 23-21-14-02910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337657 CRUMP, DAVID M & DEBORAH 8818 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08818 N 176TH E AVE Subdivision GREEN MEADOWS 4 Lot/Block 0002 / 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 Lot/Long: 36.28256223 -95.78005850																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9971	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,435.00 x 2.70 = 117,275	
Factor Value		
Adjustments	1.0000	
Lot Value	117,275	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,634 / 2,318
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,634
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

Cost Approach				Manual : 01/2025			
Base Cost	88.95	Total Misc Impr	+ 18,396				
Roofing Adj	+ 3.30	Garage Cost	+ 17,775				
Subfloor Adj	+ -1.63	Total RCN	= 291,035				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 113,504				
Plumbing Adj	+ 6.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 177,531				
Adj Base Cost	= 109.95	Lot Value	+ 117,275				
Total Area	x 2,318	Indicated Value	= 294,806				
Adjusted Cost	= 254,864	Value Per SqFt	127.18				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	266,531	114.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	298,140		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,531		
Lot Value	117,275		
Indicated Value	294,806	127.18	Per SqFt
Agland Value			
Site Improvements	12,800		
Total Value	307,606	132.70	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	48002		168	168	26.40		4,435
PRCH	SLAB PORCH - COVERED	48003		46x7	322	25.92		8,346



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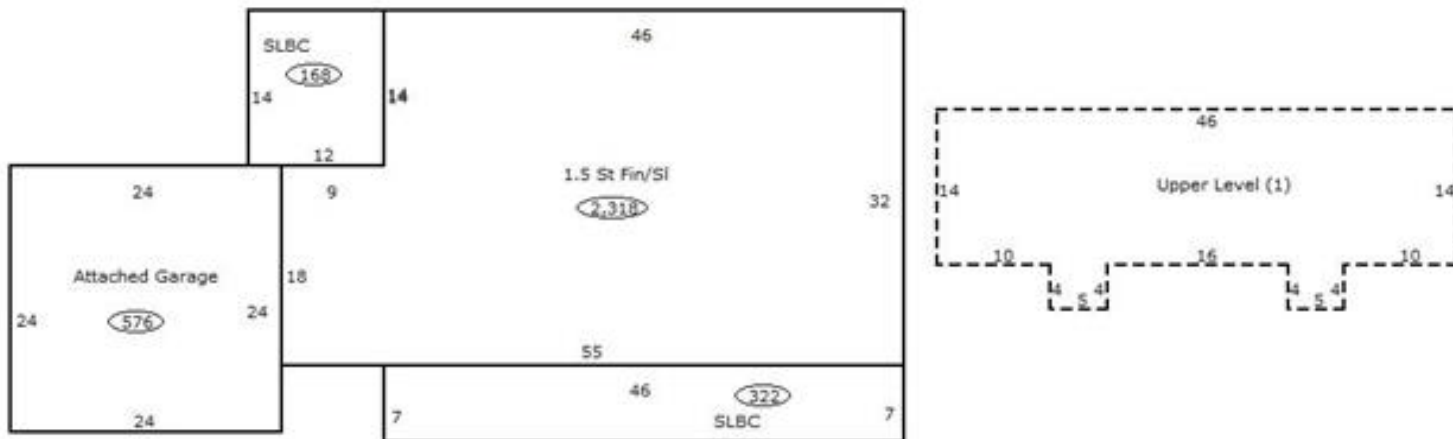
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Sketch Image

660019743



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/SI	1,634	1.419	2,318
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	322	1.000	322
5	U	^UL		13	Upper Level (1)	684	1.000	684
Total Building Area						1,634		2,318



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	40x40x0			1,600	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,600)		25,600		25,600	12,800	12,800
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	562	
	CPDT	CARPORT - DETACHED	18x20x0			360	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 360)		3,902		3,902	3,902	