



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 660020308 Parcel ID 21N14E-24-3-00000-000-0000 Cadastral ID 24-21-14-01100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 316566 CLIFTON, DONNA SUE TRUSTEE 9117 N 177TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09117 N 177TH E AVE Subdivision Lot/Block / Parcel Size 35.99 - Acres Sec/Twn/Rng 24 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28386578 -95.77397737 NW SW LESS S 208.71' N 637.06' W 522.8' THEREOF & LESS W 314.08' S 208.72' N 417.44' NW SW.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,827 / 1,827
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,827
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	479 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	102.60	Total Misc Impr	+ 6,064				
Roofing Adj	+ 4.35	Garage Cost	+ 13,264				
Subfloor Adj	+ -1.15	Total RCN	= 251,302				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 113,086				
Plumbing Adj	+ 9.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 138,216				
Adj Base Cost	= 126.97	Lot Value	+ 138,216				
Total Area	x 1,827	Indicated Value	= 138,216				
Adjusted Cost	= 231,974	Value Per SqFt	75.65				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	138,216
Lot Value	
Indicated Value	138,216 75.65 Per SqFt
Agland Value	2,258
Site Improvements	22,348
Total Value	162,822 89.12 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	49527	7x4		28	24.18		677
PRCH	SLAB PORCH - COVERED	49528	4x3		12	24.23		291



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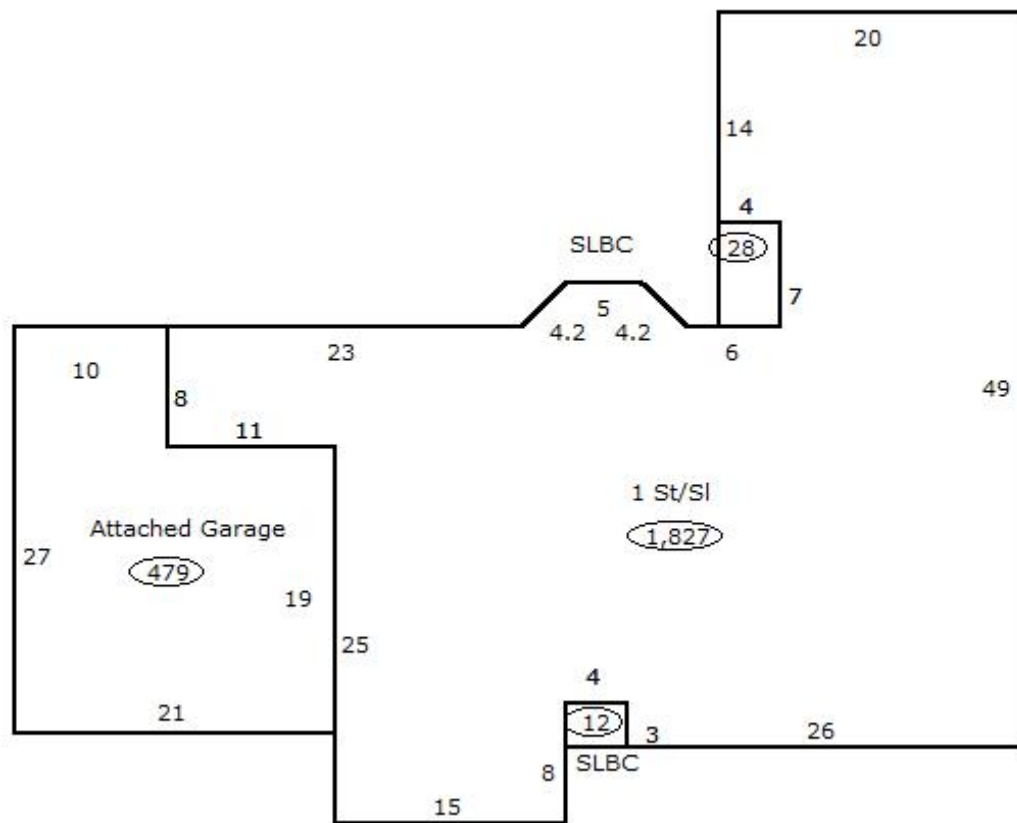
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,827	1.000	1,827
2	G	1		13	Attached Garage	479	1.000	479
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,827		1,827



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		20x18x0			360
	Qual 4	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 360)		3,370		3,370	3,370
	BARN BARN		40x45x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)		16,902		16,902	5,916
	GG GAZEBO GOOD		0x0x0			1
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (13,750.00 x 1)		13,750		13,750	13,062



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	TMBR	15			2.000	27	27	54	54
SO	SOGN SOILS	TMBR	15			4.000	27	27	108	108
TMBR Totals						6.000			162	162
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			5.900	108	108	637	637
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			8.000	108	108	864	864
SO	SOGN SOILS	NTV PST	15			2.100	36	36	76	76
SO	SOGN SOILS	NTV PST	15			12.990	36	36	468	468
NTV PST Totals						28.990			2,045	2,045
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			.100	126	126	13	13
SO	SOGN SOILS	IMP PST	15			.900	42	42	38	38
IMP PST Totals						1.000			51	51
Total Agland						35.990			2,258	2,258