



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 660020311 Parcel ID 21N14E-24-3-00000-000-0000 Cadastral ID 24-21-14-01500 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323721 GARRETT, VICTORIA D & RANDY J-CO-TRUSTEES GARRETT TRUST 17905 E 86TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs Subdivision Lot/Block 0000 / 0000 Parcel Size 74.66 - Acres Sec/Twn/Rng 24 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28231631 -95.77023044 N 521.78' S 1043.56' E 208.71' SW SW & S 1043.56' E 417.42' W 208.71' SW SW & SW SE SW & NW SE SW. & SW NW SE & SE NE SW & W2 NE SW LESS N 78.48' THEREOF; THAT PT NE NE SW LYING S & W OF EASTWOOD LAKE EST IV; & E 417.42' E2 SW SW LESS S 1043.56' * LESS ANY					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - UNPLATTED (ACRES) AG LAND
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		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	7,490
Site Improvements	70,471
Total Value	77,961 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual	3	Cond 3	Year	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (25.82 x 2,400)	61,968		61,968	61,968
	LF	LOAFING SHED	0x0x0			576
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 576)	2,454		2,454 123	2,331
	LF	LOAFING SHED	0x0x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 288)	1,227		1,227 61	1,166
	LF	LOAFING SHED	0x0x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 288)	1,227		1,227 61	1,166
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 480)	7,680		7,680 3,840	3,840



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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			30.726	27	27	830	830
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			5.714	121	121	689	689
TMBR Totals						36.440			1,519	1,519
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			16.283	108	108	1,759	1,759
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			21.938	192	192	4,212	4,212
NTV PST Totals						38.220			5,971	5,971
Total Agland						74.660			7,490	7,490