



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:36:56
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Assessment Data					Primary Image																																																																																																																				
Account 660020318 Parcel ID 21N14E-24-2-00000-000-0000 Cadastral ID 24-21-14-02105 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 265276 SINOR, ROY L & CHERI L TRUSTEES 9575 N 177TH E AVE OWASSO OK 74055-8339 Parcel Location Situs 09575 N 177TH E AVE Subdivision Lot/Block / Parcel Size 1.08 - Acres Sec/Twn/Rng 24 / 21 / 14 / 2 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29201218 -95.77592503																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 21600 Non-Ag Acres 1.0329 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,993.00 x .55 = 24,531 Factor Value Adjustments 1.0000 Lot Value 24,531		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,267 / 2,267
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,267
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	365,442	161.20	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.70	Total Misc Impr	+	15,768	
Roofing Adj	+ 4.57	Garage Cost	+	16,627	
Subfloor Adj	+ -2.19	Total RCN	=	323,319	
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	84,063	
Plumbing Adj	+ 8.61	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	239,256	
Adj Base Cost	= 128.33	Lot Value	+	24,531	
Total Area	x 2,267	Indicated Value	=	263,787	
Adjusted Cost	= 290,924	Value Per SqFt		116.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,256		
Lot Value	24,531		
Indicated Value	263,787	116.36	Per SqFt
Agland Value			
Site Improvements	106,646		
Total Value	370,433	163.40	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	49543		7x5	35	26.82		939
PRCH	SLAB PORCH - COVERED	49544		21x17	357	25.81		9,214



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1
	Qual 4	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (4,820.00 x 1) 4,820			4,820	1,783	3,037
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual 3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (2,751.55 x 1) 2,752			2,752	1,018	1,734
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2006	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1) 25,000			25,000	8,750	16,250
	UTIL	SHOP BUILDING	68x60x0			4,080
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (24.69 x 4,080) 100,735			100,735	15,110	85,625