



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 660020321 Parcel ID 000000-00-0-00294-001-0003 Cadastral ID 24-21-14-02130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 346650 ELLIS, MICHAEL D & KELLI MARIE 9314 N 178TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09314 N 178TH E AVE Subdivision EASTWOOD LAKE ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28906102 -95.77533982																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1614 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,591.00 x 2.17 = 109,932 Factor Value Adjustments 0.8902 Lot Value 97,861		<p>08/15/2022 09:54</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,538 / 2,730
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,538
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	2,006 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 48



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	440,963	161.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	450,520		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.09	Total Misc Impr	+ 9,873				
Roofing Adj	+ 4.79	Garage Cost	+ 74,643				
Subfloor Adj	+ -3.13	Total RCN	= 437,805				
Heat/Cool Adj	+ 14.47	Depreciation (53%)	- 232,037				
Plumbing Adj	+ 8.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 205,768				
Adj Base Cost	= 129.41	Lot Value	+ 97,861				
Total Area	x 2,730	Indicated Value	= 303,629				
Adjusted Cost	= 353,289	Value Per SqFt	111.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,768		
Lot Value	97,861		
Indicated Value	303,629	111.22	Per SqFt
Agland Value			
Site Improvements	2,373		
Total Value	306,002	112.09	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	49554		28	28	29.44		824
PATO	SLAB PORCH - OPEN	49556		232	232	11.29		2,619



Rogers

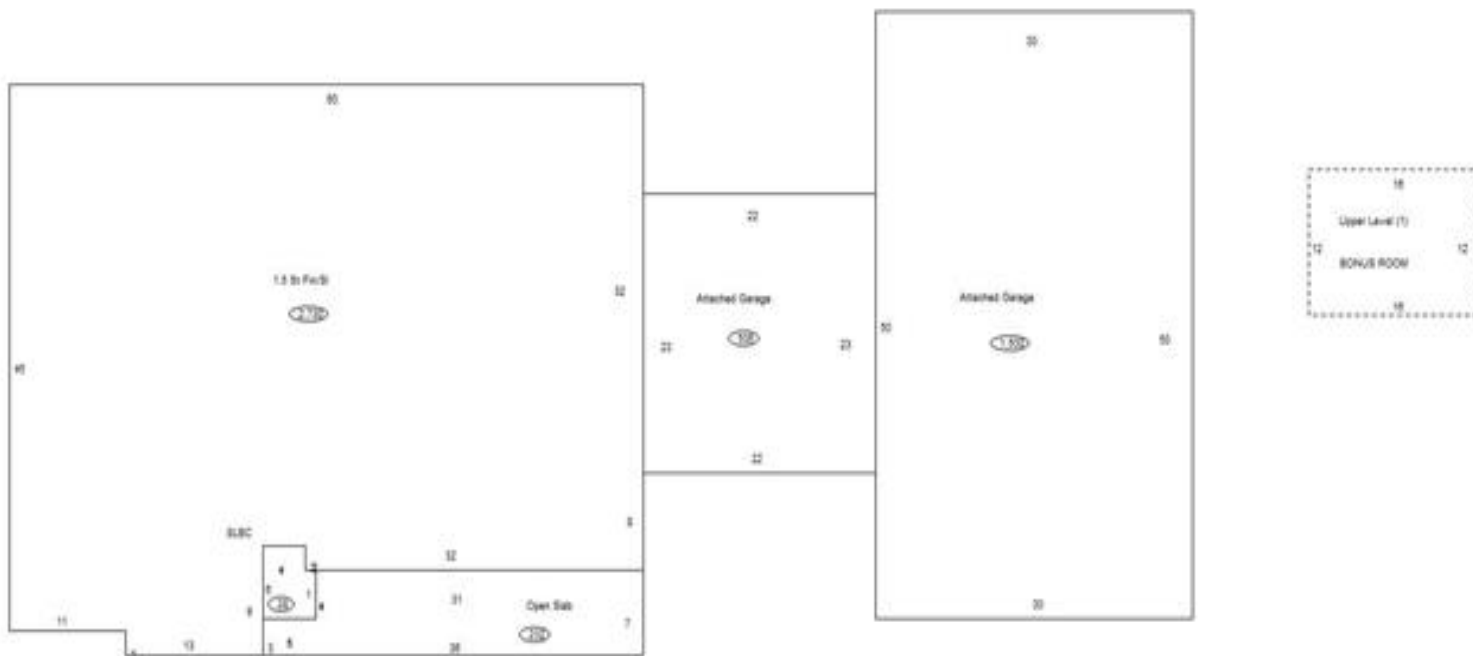
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Sketch Image

660020321



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,538	1.076	2,730
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	28	1.000	28
4	G	1	Slab	10	Attached Garage	1,500	1.000	1,500
5	M	PATO		10	Open Slab	232	1.000	232
6	U	^UL		10	Upper Level (1)	192	1.000	192
7	N	0		10	BONUS ROOM		0.000	
Total Building Area						2,538		2,730



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (100% Phys/ % Func) 30,000	RCNLD
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total	RCN 2,950	Depr (50% Phys/ % Func) 1,475	RCNLD 1,475
	STA	STG AVG	16x16x0			256
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (7.02 x 256) 1,797		Modifier Total	RCN 1,797	Depr (50% Phys/ % Func) 899	RCNLD 898