



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:05:28
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Assessment Data					Primary Image																																																																																																															
Account 660020322 Parcel ID 000000-00-0-00294-001-0004 Cadastral ID 24-21-14-02140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333937 FISCHER, LARRY & JOANNA 9303 N 178TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09303 178TH E AVE Subdivision EASTWOOD LAKE ESTATES Lot/Block 0004 / 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: 36.28902650 -95.77444521 LOT 4 BLOCK 1 EASTWOOD LAKE ESTATES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1602 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,540.00 x 2.17 = 109,871 Factor Value Adjustments 1.0000 Lot Value 109,871		

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	1,999 / 1,999
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,999
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	566 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

\\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	263,597	131.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	311,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.49	Total Misc Impr	+	12,119			
Roofing Adj	+ 4.70	Garage Cost	+	17,546			
Subfloor Adj	+ -2.19	Total RCN	=	294,353			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	126,572			
Plumbing Adj	+ 9.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,781			
Adj Base Cost	= 132.41	Lot Value	+	109,871			
Total Area	x 1,999	Indicated Value	=	277,652			
Adjusted Cost	= 264,688	Value Per SqFt		138.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,781		
Lot Value	109,871		
Indicated Value	277,652	138.90	Per SqFt
Agland Value			
Site Improvements	40,071		
Total Value	317,723	158.94	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	49559	4x3		12	26.89		323
PRCH	SLAB PORCH - COVERED	49560	236		236	26.19		6,181



Rogers

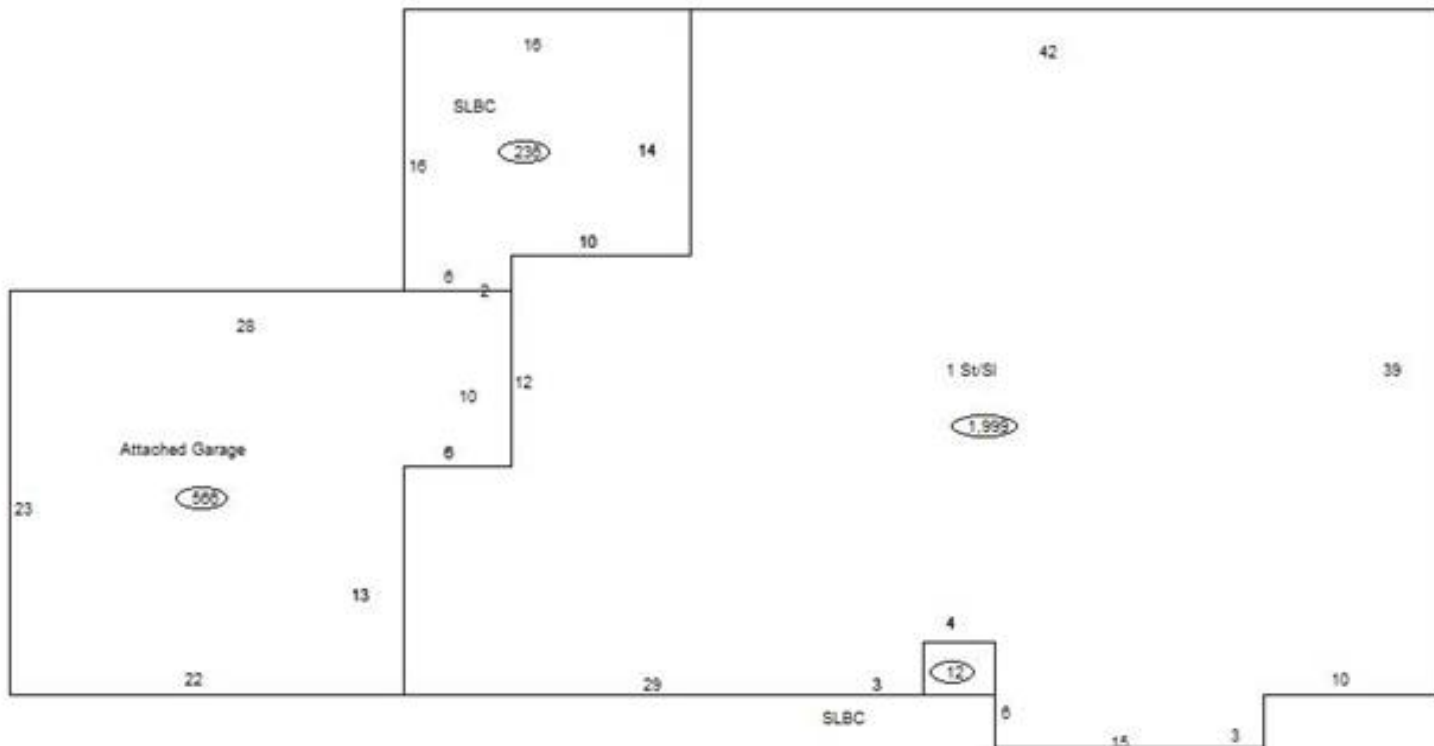
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,999	1.000	1,999
2	G	1		10	Attached Garage	566	1.000	566
3	M	PRCH		10	SLBC	12	1.000	12
4	M	PRCH		10	SLBC	236	1.000	236
Total Building Area						1,999		1,999



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x0			1,200
	Qual	3	Cond	Year	2021	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (33.14 x 1,200)		39,768		39,768	39,768
	STF	STG FAIR	12x12x0			144
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)
	Base Cost (4.68 x 144)		674		674	371
						303