



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:12:52
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Assessment Data					Primary Image																																																																																																																				
Account 660020350 Parcel ID 000000-00-0-00297-005-0001 Cadastral ID 24-21-14-02420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 341738 HERNDON, BRIAN DEAN & DANNA 17802 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17802 E 96TH ST N Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0001 / 0005 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: 36.29261143 -95.77519278																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0052	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,786.00 x 2.32 = 101,766	
Factor Value		
Adjustments	1.2774	
Lot Value	129,996	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,573 / 2,573
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,573
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	464 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	108.28	Total Misc Impr	+ 6,587
Roofing Adj	+ 5.14	Garage Cost	+ 18,806
Subfloor Adj	+ -3.36	Total RCN	= 363,562
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 101,797
Plumbing Adj	+ 6.90	Lump Sums	+ 5,547
Basement Adj	+ 0.00	RCNLD	= 267,312
Adj Base Cost	= 131.43	Lot Value	+ 129,996
Total Area	x 2,573	Indicated Value	= 397,308
Adjusted Cost	= 338,169	Value Per SqFt	154.41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,820	118.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	349,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	267,312		
Lot Value	129,996		
Indicated Value	397,308	154.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	397,308	154.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49702	6x5		30	29.44		883
PRCH	SLAB PORCH - COVERED	49703	18x11		198	28.81		5,704
WODO	WOOD DECK - OPEN	49704	33x16		528	19.10	45%	5,547

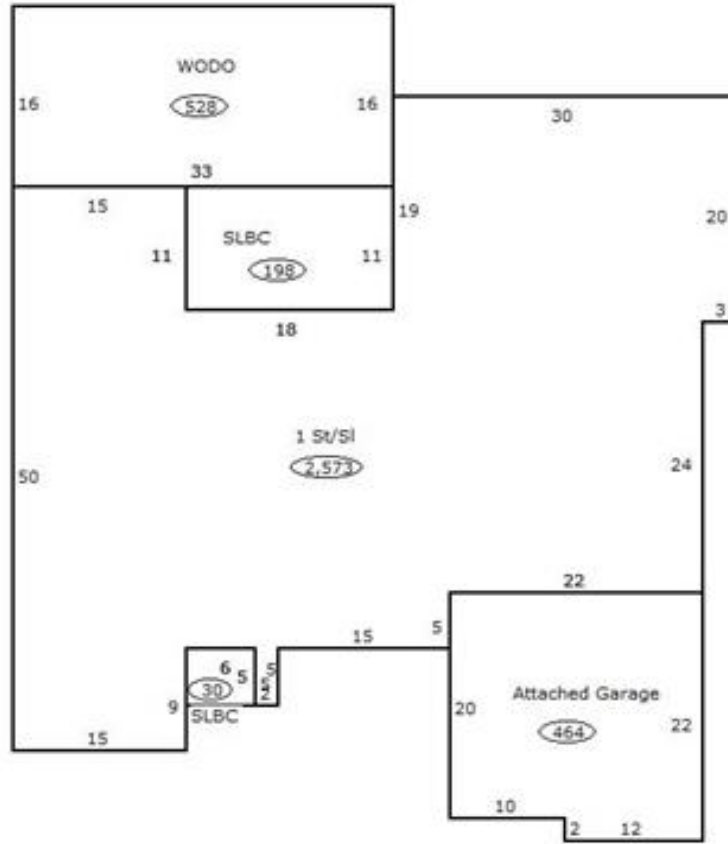


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Sketch Image

660020350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,573	1.000	2,573
2	G	1		13	Attached Garage	464	1.000	464
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	198	1.000	198
5	M	WODO		13	WODO	528	1.000	528
Total Building Area						2,573		2,573



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)		449		449	449	