



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:25
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Assessment Data					Primary Image																																																																																																																				
Account 660020353 Parcel ID 000000-00-0-00297-005-0004 Cadastral ID 24-21-14-02450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 311228 YOUNG, CHARLES DAVID & LUCRETIA D 17906 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17906 E 96TH ST N Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0004 / 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: 36.29259792 -95.77306034																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9991	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,521.00 x 2.33 = 101,404	
Factor Value		
Adjustments	1.0000	
Lot Value	101,404	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,975 / 1,975
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,975
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 38

Cost Approach				Manual : 01/2025			
Base Cost	107.79	Total Misc Impr	+ 10,978				
Roofing Adj	+ 4.71	Garage Cost	+ 17,068				
Subfloor Adj	+ -2.20	Total RCN	= 286,356				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 128,860				
Plumbing Adj	+ 7.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,496				
Adj Base Cost	= 130.79	Lot Value	+ 101,404				
Total Area	x 1,975	Indicated Value	= 258,900				
Adjusted Cost	= 258,310	Value Per SqFt	131.09				



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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	225,138	113.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	268,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,496		
Lot Value	101,404		
Indicated Value	258,900	131.09	Per SqFt
Agland Value			
Site Improvements	1,326		
Total Value	260,226	131.76	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	49717		130	130	26.52		3,448
PATO	SLAB PORCH - OPEN	49718		178	178	10.76		1,915



Rogers

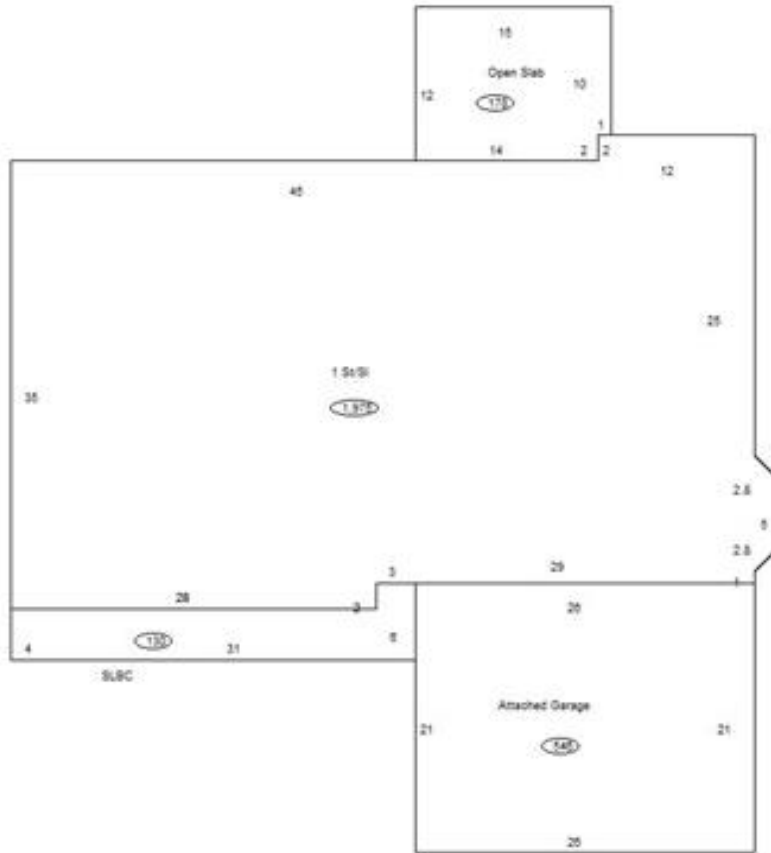
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Sketch Image

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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	1,975	1.000	1,975
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	130	1.000	130
4	M	PATO		10	Open Slab	178	1.000	178
Total Building Area						1,975		1,975



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	15x18x0			270
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (7.02 x 270)		1,895		1,895 569		1,326