



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:54
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Assessment Data					Primary Image																																																																																																																				
Account 660020450 Parcel ID 000000-00-0-00309-001-0003 Cadastral ID 24-21-14-03410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 307522 TOWNSEND, DWAYNE J 17776 E 95TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17776 E 96TH ST N Subdivision EASTWOOD LAKE ESTATES 6 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: 36.29127066 -95.77508448																																																																																																																									
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Lot Data		Square-Foot - NBHD 1136 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.011							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	44,041.00 x 2.32 = 102,072			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	102,072			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	4.5 - Good			Adusted R 0.8445				
Architecture				Indicated Value 498,800 135.47 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	3,010 / 3,682			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 7				
HVAC	100% Warmed & Cooled Air			Indicated Value 366,740 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	3,010			Selected Approach Cost Approach				
Fixture/RghIn	16 /			Improvements 365,632				
Bed/F/H Bath	3 / 3.5 /			Lot Value 102,072				
Basement Area				Indicated Value 467,704 127.02 Per SqFt				
Garage Type	608 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1991 / 26			Total Value 467,704 127.02 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	105.40	Total Misc Impr	+ 9,655					
Roofing Adj	+ 4.91	Garage Cost	+ 30,139					
Subfloor Adj	+ -3.57	Total RCN	= 527,328					
Heat/Cool Adj	+ 17.38	Depreciation (32%)	- 168,745					
Plumbing Adj	+ 8.29	Lump Sums	+ 7,049					
Basement Adj	+ 0.00	RCNLD	= 365,632					
Adj Base Cost	= 132.41	Lot Value	+ 102,072					
Total Area	x 3,682	Indicated Value	= 467,704					
Adjusted Cost	= 487,534	Value Per SqFt	127.02					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	50253		53	53	36.49		1,934
WODO	WOOD DECK - OPEN	50254		786	786	22.42	60%	7,049



Rogers

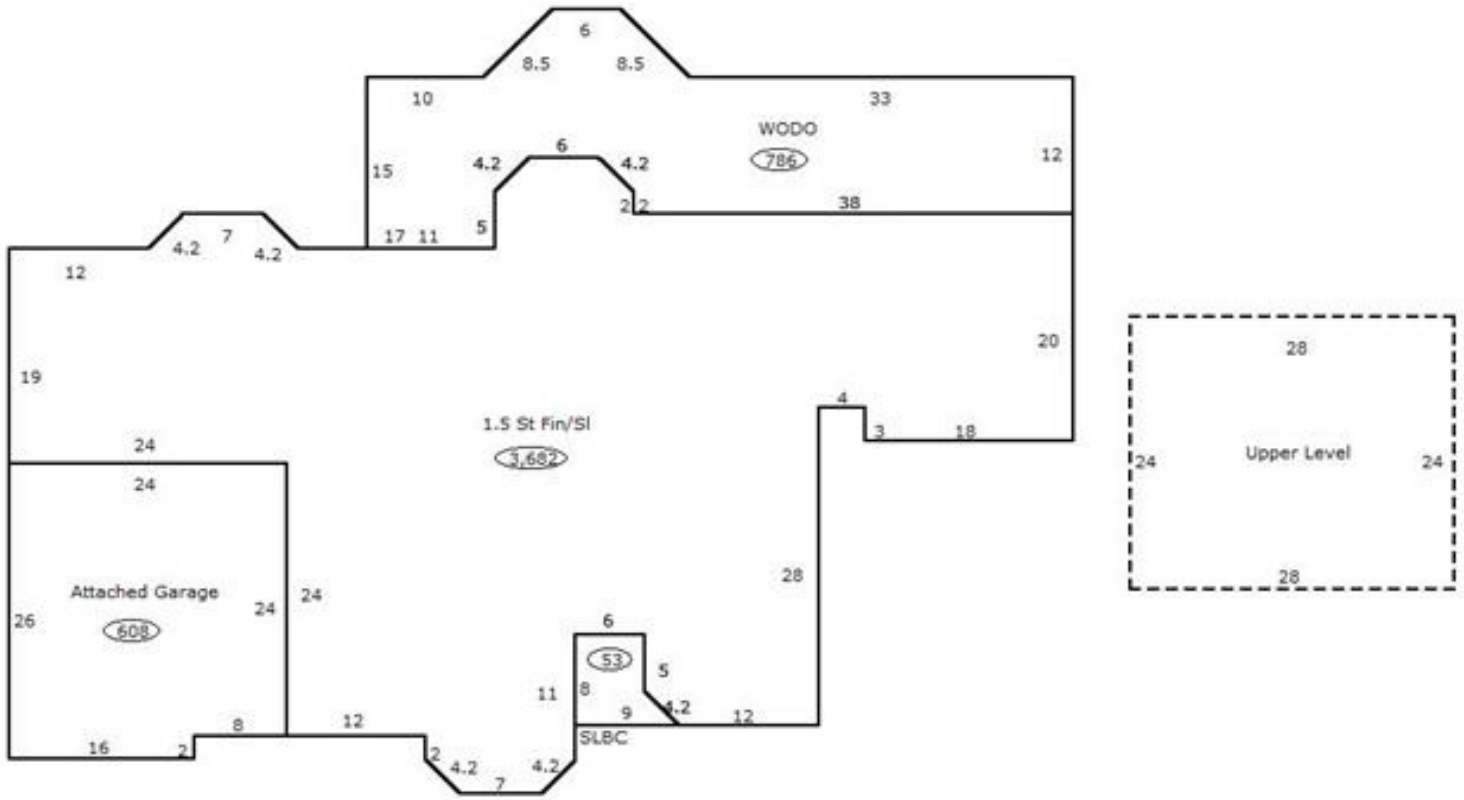
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Sketch Image

660020450



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,010	1.223	3,682
2	G	1		13	Attached Garage	608	1.000	608
3	M	PRCH		13	SLBC	53	1.000	53
4	M	WODO		13	WODO	786	1.000	786
5	U	^UL	Overhang	13	Upper Level	672	1.000	672
Total Building Area						3,010		3,682