



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 660021781 Parcel ID 21N14E-26-4-00000-000-0000 Cadastral ID 26-21-14-00240 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269198 EVANS, JACK W II & SUZANNE C 7902 N 177TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07902 N 177TH E AVE Subdivision Lot/Block / Parcel Size 6 - Acres Sec/Twn/Rng 26 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26816209 -95.77747110 S 396' SE NE SE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>P21 000066</td> <td>R23- NEW POOL</td> <td>08/2021</td> <td>09/2022</td> <td>50,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000066	R23- NEW POOL	08/2021	09/2022	50,000																																																																																																						
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 53800 Non-Ag Acres 5.8995 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 256,983.00 x .36 = 92,341 Factor Value Adjustments 1.0000 Lot Value 92,341		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,512 / 2,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,512
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	352,112	140.17	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	107.85	Total Misc Impr	+	14,742	
Roofing Adj	+ 5.15	Garage Cost	+	25,260	
Subfloor Adj	+ -3.38	Total RCN	=	374,098	
Heat/Cool Adj	+ 14.47	Depreciation (39%)	-	145,898	
Plumbing Adj	+ 8.91	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	228,200	
Adj Base Cost	= 133.00	Lot Value	+	92,341	
Total Area	x 2,512	Indicated Value	=	320,541	
Adjusted Cost	= 334,096	Value Per SqFt		127.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,200		
Lot Value	92,341		
Indicated Value	320,541	127.60	Per SqFt
Agland Value			
Site Improvements	44,700		
Total Value	365,241	145.40	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	52572	16x12		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	52573	19x5		95	29.23		2,777



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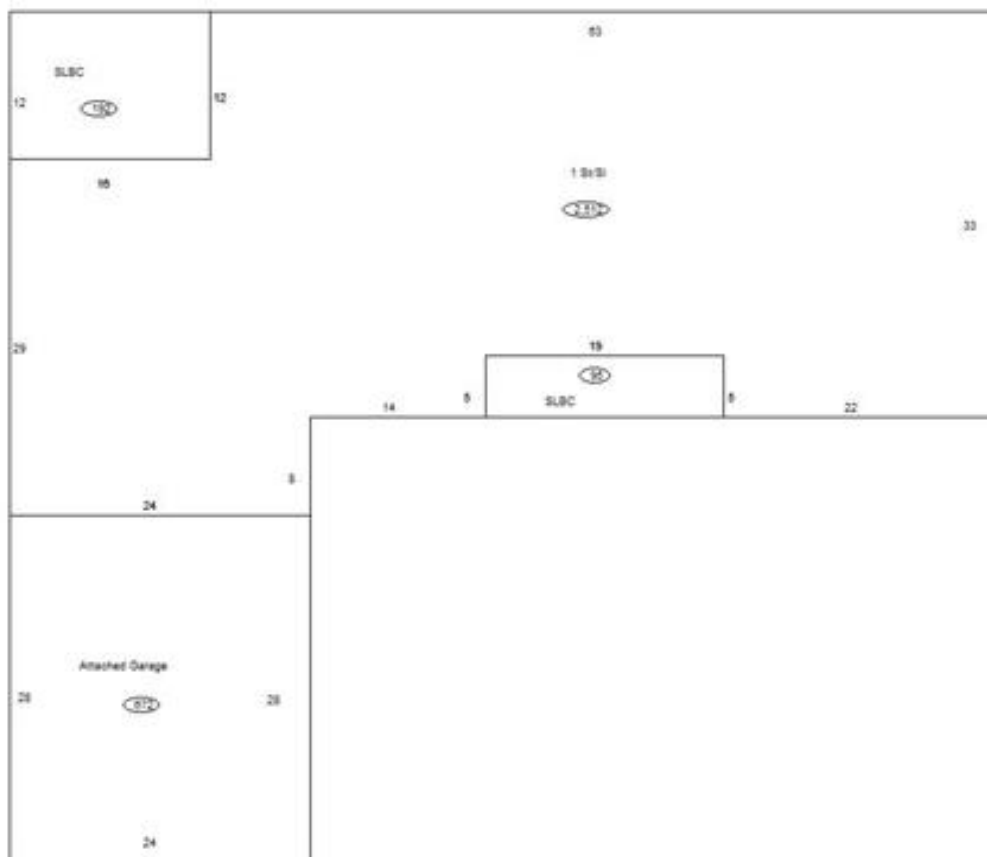
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Sketch Image

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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/Sl	2,512	1.000	2,512
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	95	1.000	95
Total Building Area						2,512		2,512



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual 6	Cond 6	Year 2022	Eff Age	1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500
	STF	STG FAIR	0x0x0			192	
	Qual 2	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 192)	899		899	539	360
	DTGF	DETACHED GARAGE FAIR	60x30x0			1,800	
	Qual 2	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 1,800)	28,800		28,800	12,960	15,840
	STF	STG FAIR	12x10x0			120	
	Qual 2	Cond 3	Year	Eff Age	1520		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 120)	562		562	562	