



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:58:59
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Assessment Data					Primary Image																																																																																																																				
Account 660021785 Parcel ID 21N14E-26-4-00000-000-0000 Cadastral ID 26-21-14-00280 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 216544 TITTEL, CARL C JR & CATHEY R 7928 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07928 N 174TH E AVE Subdivision Lot/Block / Parcel Size 1.05 - Acres Sec/Twn/Rng 26 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27007963 -95.78145469 S 150' N 505' E2 NE NW SE LESS E 25' FOR RD																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 15675 Non-Ag Acres 1.022 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,517.00 x .55 = 24,341 Factor Value Adjustments 1.0000 Lot Value 24,341		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,718 / 2,577
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,718
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	304,340	118.10	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.77	Total Misc Impr	+	22,955			
Roofing Adj	+ 3.70	Garage Cost	+	20,800			
Subfloor Adj	+ -2.38	Total RCN	=	349,001			
Heat/Cool Adj	+ 14.47	Depreciation (35%)	-	122,150			
Plumbing Adj	+ 6.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	226,851			
Adj Base Cost	= 118.45	Lot Value	+	24,341			
Total Area	x 2,577	Indicated Value	=	251,192			
Adjusted Cost	= 305,246	Value Per SqFt		97.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	226,851		
Lot Value	24,341		
Indicated Value	251,192	97.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,192	97.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	52589	250		250	28.64		7,160
PRCH	SLAB PORCH - COVERED	52590	330		330	28.38		9,365



Rogers

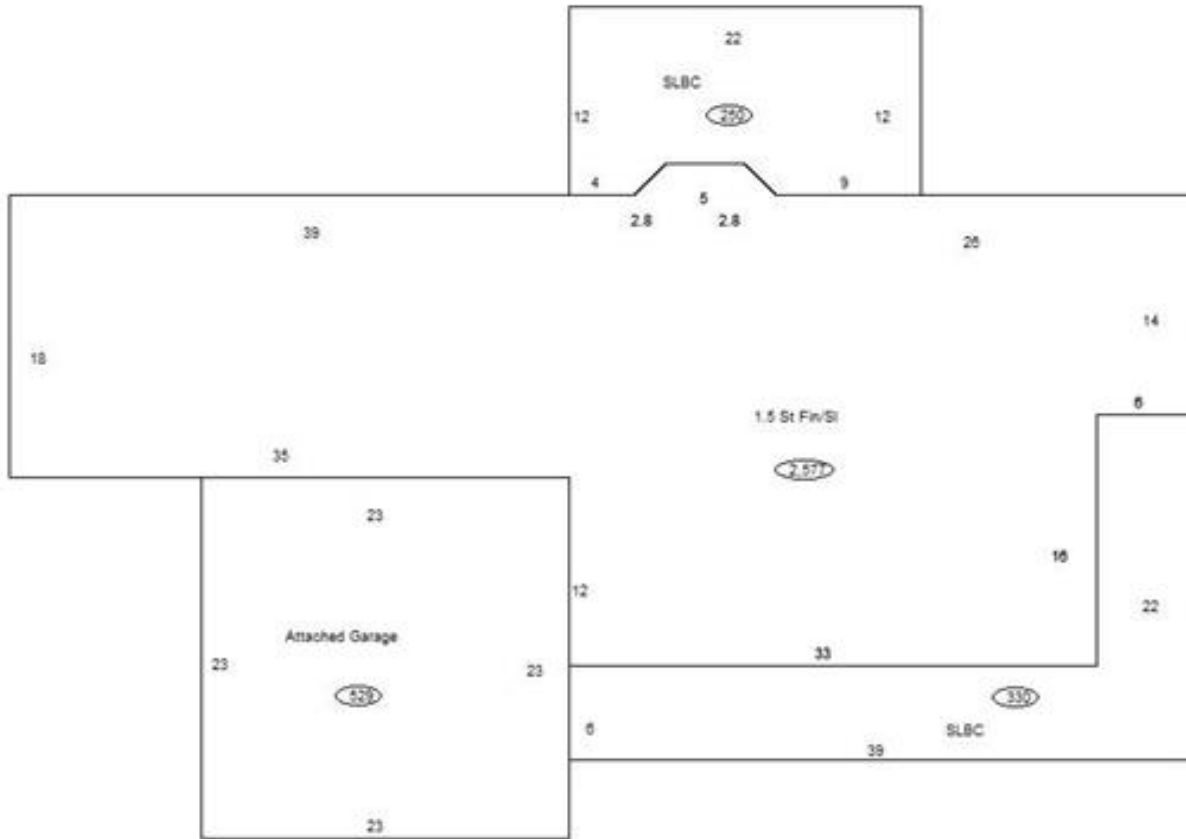
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Sketch Image

660021785



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,718	1.500	2,577
2	G	1		10	Attached Garage	529	1.000	529
3	M	PRCH		10	SLBC	250	1.000	250
4	M	PRCH		10	SLBC	330	1.000	330
Total Building Area						1,718		2,577