



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021789 <b>Parcel ID</b> 21N14E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-21-14-00330 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 336306 STRANGE, KIMANI & RHONDA  17423 E 79TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17423 79TH ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.06 - Acres <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 4 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26987822 -95.77898146																																																																																																																									
<b>Legal Description</b> W 139.89' E 189.89' SE NW NE SE LESS S 10' FOR RD					<b>Building Permits</b> <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 15810 <b>Non-Ag Acres</b> 1.1273 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 49,107.00 x .53 = 26,177 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 26,177		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	1,320 / 2,464
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,320
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1991 / 26



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	272,896	110.75	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	84.72	<b>Total Misc Impr</b>	+	21,249			
<b>Roofing Adj</b>	+ 2.74	<b>Garage Cost</b>	+	18,330			
<b>Subfloor Adj</b>	+ -1.30	<b>Total RCN</b>	=	298,521			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 32%)</b>	-	95,527			
<b>Plumbing Adj</b>	+ 6.29	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	202,994			
<b>Adj Base Cost</b>	= 105.09	<b>Lot Value</b>	+	26,177			
<b>Total Area</b>	x 2,464	<b>Indicated Value</b>	=	229,171			
<b>Adjusted Cost</b>	= 258,942	<b>Value Per SqFt</b>		93.01			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	202,994		
<b>Lot Value</b>	26,177		
<b>Indicated Value</b>	229,171	93.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	229,171	93.01	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	52603	338		338	25.87		8,744
PRCH	SLAB PORCH - COVERED	52604	264		264	26.10		6,890



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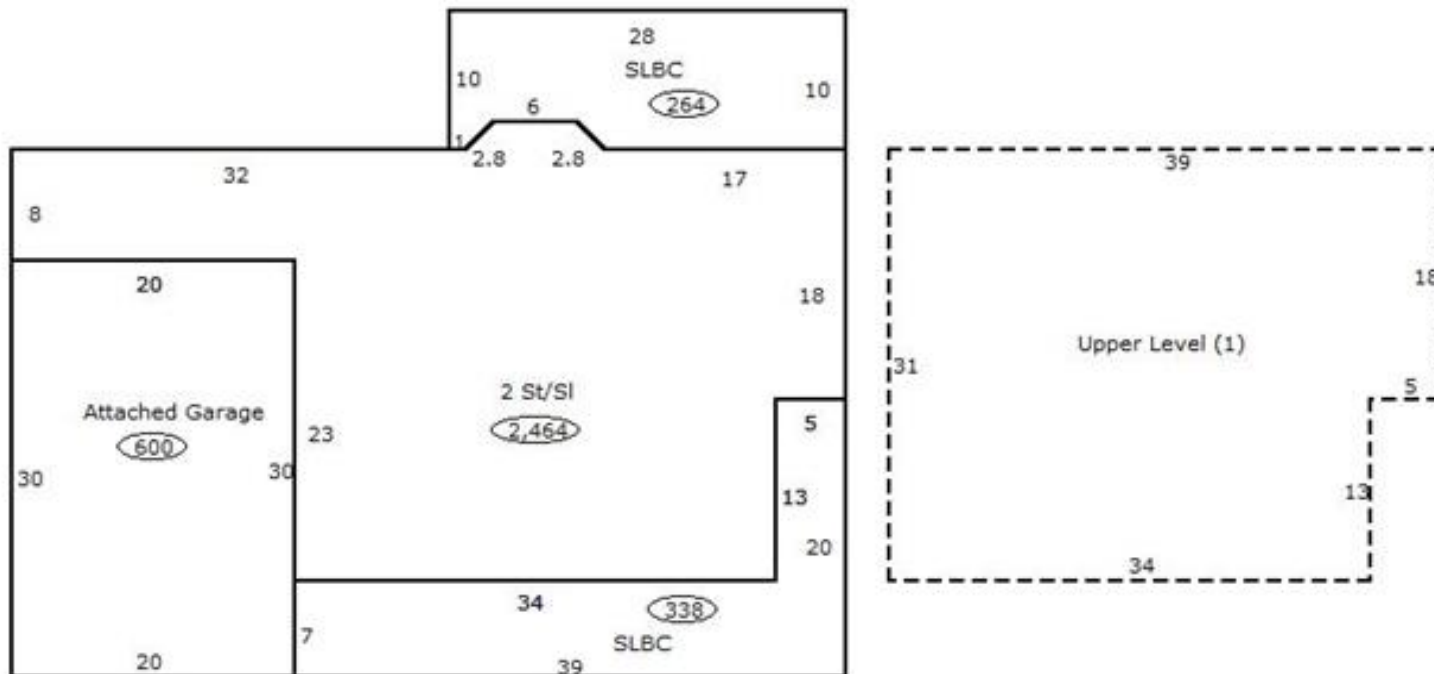
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,320	1.867	2,464
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	338	1.000	338
4	M	PRCH		13	SLBC	264	1.000	264
5	U	^UL		13	Upper Level (1)	1,144	1.000	1,144
<b>Total Building Area</b>						1,320		2,464



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x18x0			216
	Qual	2	Cond 3	Year	Eff Age 1520	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 216)	1,011		1,011	1,011