



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:11:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021797 <b>Parcel ID</b> 21N14E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-21-14-00900 <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> 260477 PERRY, KIMBERLY A &  MARY ELLEN PERRY 8040 N 177TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08040 N 177TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.54 - 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: 36.27019948 -95.77747214 TR DESC 2024-014959 AS N2 S2 NE NE SE & TR COMM NE/C SE; S00 0324E 314.54' TO POB; S00.0324E 15'; N89.4842W 120'; N00.0324W 15'; S89.4842E 120' TO POB.					<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>R20</td> <td>R22- NEW OUTDOOR KITCHEN</td> <td>10/2020</td> <td>12/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- NEW OUTDOOR KITCHEN	10/2020	12/2021																																																																																																							
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	110,642.00 x .44 = 48,439	
Factor Value		
Adjustments		
Lot Value	48,439	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,657 / 5,342
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,657
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	644,016	120.56	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	494,996		
Lot Value	48,439		
Indicated Value	543,435	101.73	Per SqFt
Agland Value			
Site Improvements	118,492		
Total Value	661,927	123.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	80.36	Total Misc Impr	+	12,646			
Roofing Adj	+ 2.22	Garage Cost	+	23,236			
Subfloor Adj	+ -1.05	Total RCN	=	562,496			
Heat/Cool Adj	+ 12.64	Depreciation ( 12%)	-	67,500			
Plumbing Adj	+ 4.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	494,996			
Adj Base Cost	= 98.58	Lot Value	+	48,439			
Total Area	x 5,342	Indicated Value	=	543,435			
Adjusted Cost	= 526,614	Value Per SqFt		101.73			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	52627	30x26		780	8.60		6,708
PRCH	SLAB PORCH - COVERED	52628	20x6		120	26.55		3,186
ODFP	Outdoor Fireplace/Firepit			1 2021	1	2,751.55		2,752



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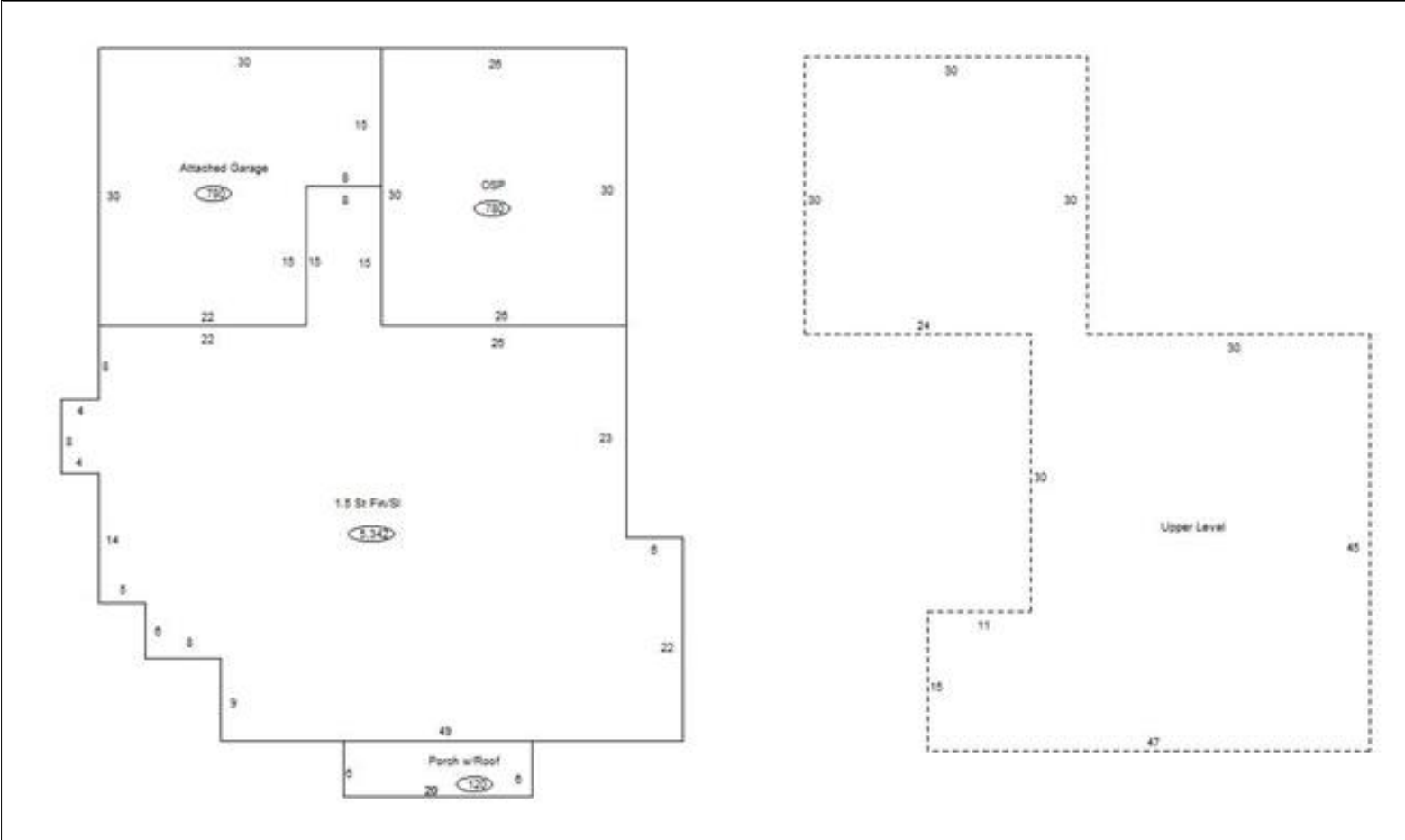
Date 04/16/2026

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### Sketch Image

660021797



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	780	1.000	780
2	M	PRCH		13	SLBC	120	1.000	120
3	R	5	Slab	13	1.5 St Fin/SI	2,657	2.011	5,342
4	U	^UL		13	Upper Level	2,685	1.000	2,685
5	G	1		13	Attached Garage	780	1.000	780
<b>Total Building Area</b>						<b>2,657</b>		<b>5,342</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	24x22x0			1
	Qual	Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (13,750.00 x 1)	13,750		13,750	13,750
	PATO	Slab Porch - Open(ATT TO GG)	30x17x0			510
	Qual	Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.60 x 510)	4,386		4,386	4,386
	UTIL	SHOP BUILDING	60x60x0			3,600
	Qual	4	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.00 x 3,600)	100,800		100,800	95,760
	BARN	BARN	28x34x0			952
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (12.32 x 952)	11,729		11,729	4,105
	LT	LEAN-TO	10x28x0			280
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.92 x 280)	818		818	491