



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:26:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021798 <b>Parcel ID</b> 21N14E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-21-14-01100 <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> 327657 PHILLIPS, JOE W & AMY L  8100 N 177TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08100 N 177TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - 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: 36.27104066 -95.77691019																																																																																																																									
<b>Legal Description</b> TR IN N2 NE NE SE DESC AS; BEG NE/C SE, TH S 164.77', W 329. 61', N 164.79' TO N/L SE, TH E 329.60' 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></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> 14700 <b>Non-Ag Acres</b> 0.9934 <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> 43,274.00 x .55 = 23,801 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 23,801		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	5% Veneer, Masonry 95% Frame, Siding, Wood
<b>Base/Total Area</b>	1,987 / 2,563
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	KRM -
<b>Year/Eff Age</b>	1970 / 31

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>	231,420	90.29	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>	85.85	<b>Total Misc Impr</b>	+ 20,350				
<b>Roofing Adj</b>	+ 3.56	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 304,100				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 39%)</b>	- 118,599				
<b>Plumbing Adj</b>	+ 8.66	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 185,501				
<b>Adj Base Cost</b>	= 110.71	<b>Lot Value</b>	+ 23,801				
<b>Total Area</b>	x 2,563	<b>Indicated Value</b>	= 209,302				
<b>Adjusted Cost</b>	= 283,750	<b>Value Per SqFt</b>	81.66				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	185,501		
<b>Lot Value</b>	23,801		
<b>Indicated Value</b>	209,302	81.66	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	25,042		
<b>Total Value</b>	234,344	91.43	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	52633	11x7		77	26.69		2,055
PRCH	SLAB PORCH - COVERED	52634	50x10		500	25.36		12,680



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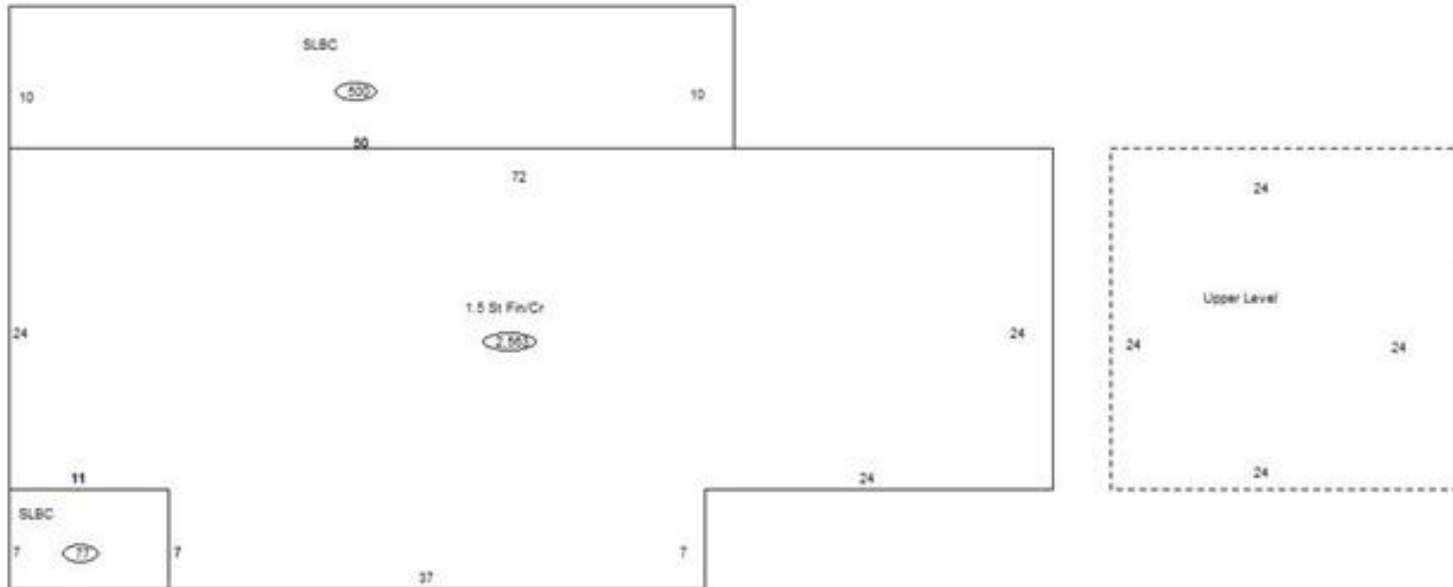
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,987	1.290	2,563
2	M	PRCH		10	SLBC	77	1.000	77
3	M	PRCH		10	SLBC	500	1.000	500
4	U	^UL	Overhang	10	Upper Level	576	1.000	576
<b>Total Building Area</b>						1,987		2,563



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	45x50x0			2,250	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 2,250)	36,000		36,000	19,800	16,200
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	17,500	7,500
	CPDT	CARPORT - DETACHED	16x10x0			160	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.33 x 160)	1,653		1,653	661	992
	LT	LEAN-TO	20x10x0			200	
	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 200)	584		584	234	350
	CPDT	CARPORT - DETACHED	18x20x0			360	
	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 (10.84 x 360)	3,902		3,902	3,902	