



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 660021801 Parcel ID 21N14E-26-3-00000-000-0000 Cadastral ID 26-21-14-01700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 291397 DODWELL, TWILLA 7610 N 169TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07610 N 169TH E AVE Subdivision Lot/Block / Parcel Size 1.352 - Acres Sec/Twn/Rng 26 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26473426 -95.78767952																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 15802 Non-Ag Acres 1.3231 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 57,636.00 x .51 = 29,588 Factor Value Adjustments 1.0000 Lot Value 29,588		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,894 / 1,894
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1994 / 32



\\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
Adusted R	0.8445
Indicated Value	158,683 83.78 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	86.24	Total Misc Impr	+ 13,523				
Roofing Adj	+ 3.87	Garage Cost	+ 0				
Subfloor Adj	+ 2.25	Total RCN	= 220,594				
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 97,061				
Plumbing Adj	+ 6.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,533				
Adj Base Cost	= 109.33	Lot Value	+ 29,588				
Total Area	x 1,894	Indicated Value	= 153,121				
Adjusted Cost	= 207,071	Value Per SqFt	80.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,533		
Lot Value	29,588		
Indicated Value	153,121	80.85	Per SqFt
Agland Value			
Site Improvements	24,507		
Total Value	177,628	93.78	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	52645	696		696	19.43	13,523



Rogers

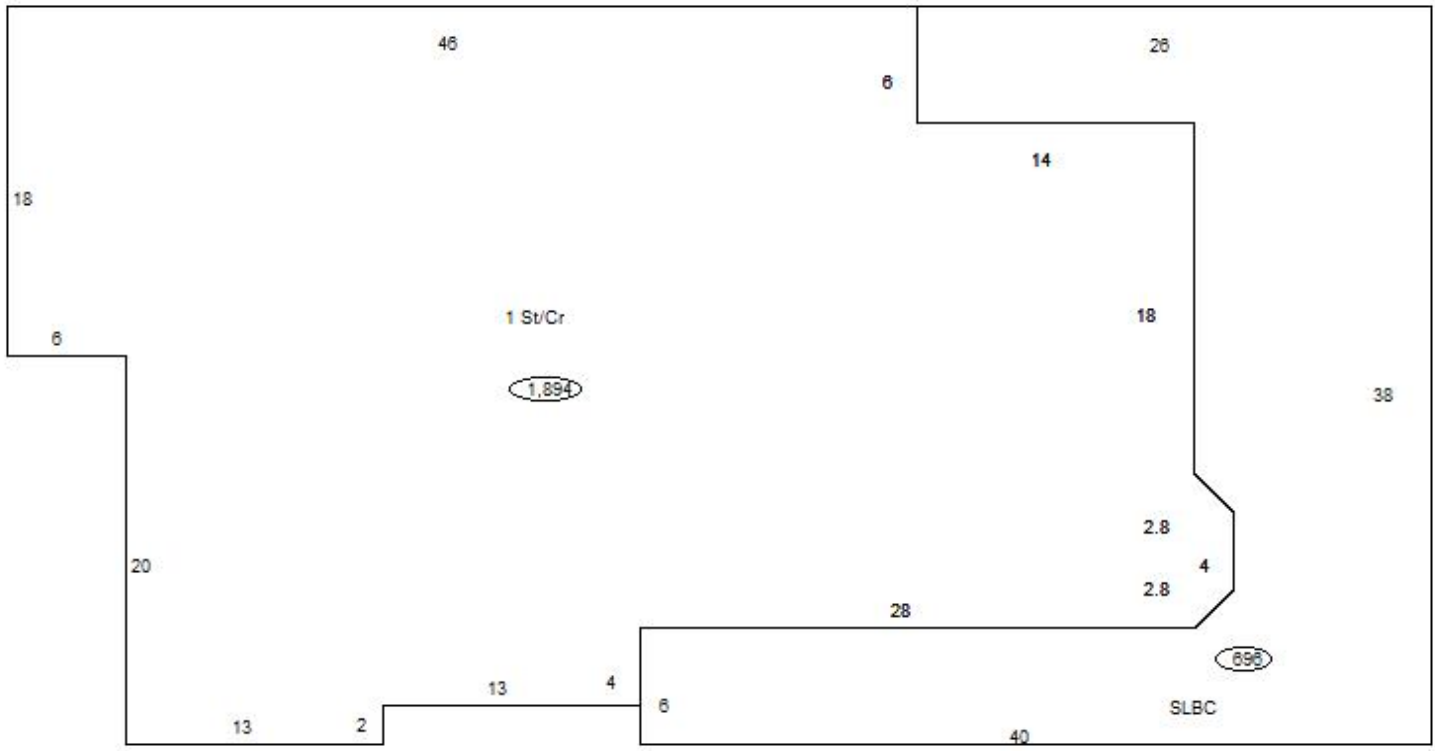
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Sketch Image

660021801



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,894	1.000	1,894
2	M	PRCH		10	SLBC	696	1.000	696
Total Building Area						1,894		1,894



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660021801

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	12x24x0			288
	Qual	3	Cond 3	Year	2018	Eff Age 6
	Valuation Summary Base Cost (10.33 x 288) 2,975		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD