



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:21
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021964 Parcel ID 000000-00-0-00210-006-0002 Cadastral ID 26-21-14-03850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 326898 BOWERS, MATTHEW & RACHEL 8117 N 170TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08117 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27423322 -95.78152425																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0675 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,499.00 x 2.60 = 120,698 Factor Value Adjustments 1.0000 Lot Value 120,698		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,923 / 1,923
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,923
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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

Cost Approach		Manual : 01/2025	
Base Cost	108.40	Total Misc Impr	+ 16,603
Roofing Adj	+ 4.74	Garage Cost	+ 17,166
Subfloor Adj	+ -2.23	Total RCN	= 290,874
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 119,258
Plumbing Adj	+ 10.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,616
Adj Base Cost	= 133.70	Lot Value	+ 120,698
Total Area	x 1,923	Indicated Value	= 292,314
Adjusted Cost	= 257,105	Value Per SqFt	152.01

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	219,365	114.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	310,870 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,616		
Lot Value	120,698		
Indicated Value	292,314	152.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	292,314	152.01	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	53365	22x12		264	26.10	6,890
PRCH	SLAB PORCH - COVERED	53366	31x5		155	26.44	4,098



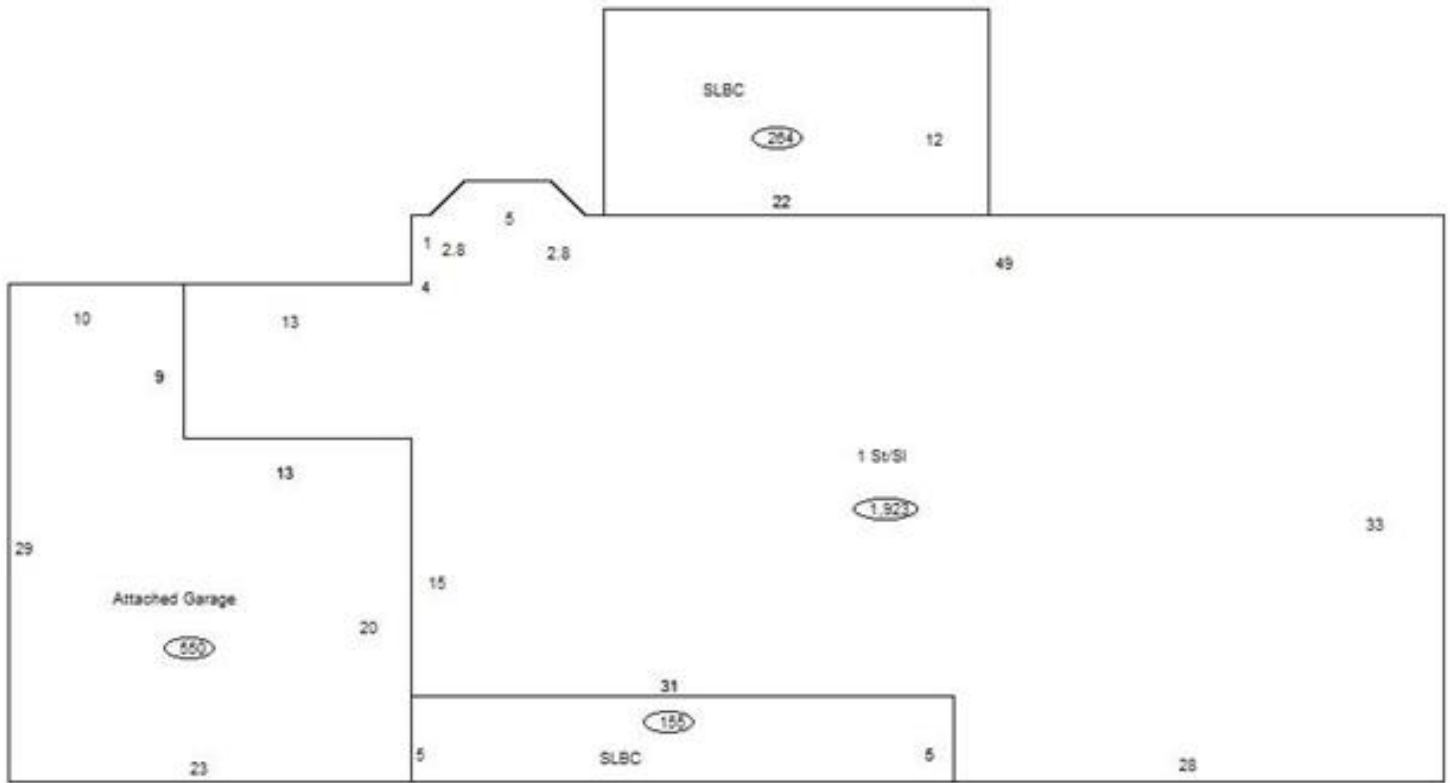
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Sketch Image

660021964



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,923	1.000	1,923
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	264	1.000	264
4	M	PRCH		10	SLBC	155	1.000	155
Total Building Area						1,923		1,923



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 192)		899			899	899