



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:25
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Assessment Data					Primary Image																																																																																																																				
Account 660021968 Parcel ID 000000-00-0-00210-006-0006 Cadastral ID 26-21-14-03890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347711 SPAULDING, BRANDON C 8110 N 170TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08110 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0006 / 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: 36.27371260 -95.78232445																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0633 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,317.00 x 2.60 = 120,507 Factor Value Adjustments 0.9751 Lot Value 117,506		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,062 / 2,782
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1983 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adjusted R 0.8445 Indicated Value 301,194 108.27 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 366,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.70	Total Misc Impr	+ 31,517	Roofing Adj	+ 3.96	Garage Cost	+ 13,366
Subfloor Adj	+ -2.52	Total RCN	= 375,941	Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 105,263
Plumbing Adj	+ 6.39	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 270,678
Adj Base Cost	= 119.00	Lot Value	+ 117,506	Total Area	x 2,782	Indicated Value	= 388,184
		Value Per SqFt	139.53	Adjusted Cost	= 331,058		

Value Reconciliation
Selected Approach Cost Approach Improvements 270,678 Lot Value 117,506 Indicated Value 388,184 139.53 Per SqFt Agland Value Site Improvements 6,899 Total Value 395,083 142.01 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	6,429.63		6,430
EPSW	ENCLOSED PORCH - SOLID WALL	53383	24x12		288	74.97		21,591
PRCH	SLAB PORCH - COVERED	53384	24x5		120	29.13		3,496



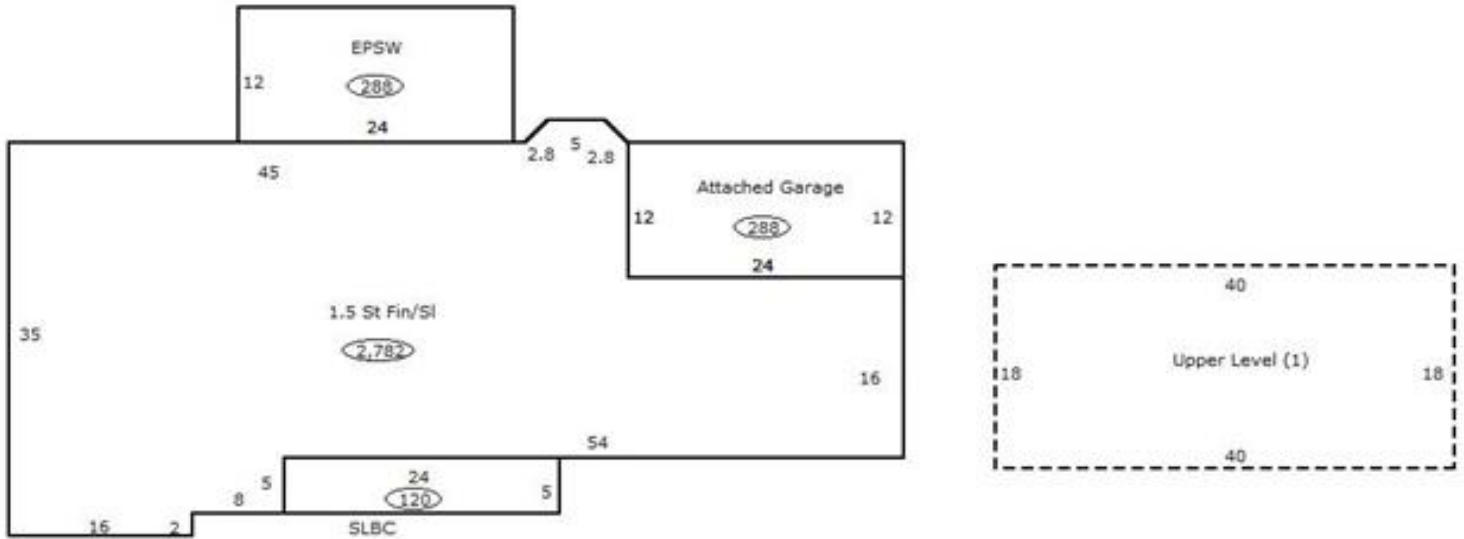
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,062	1.349	2,782
2	G	1		13	Attached Garage	288	1.000	288
3	M	EPSW		13	EPSW	288	1.000	288
4	M	PRCH		13	SLBC	120	1.000	120
5	U	^UL		13	Upper Level (1)	720	1.000	720
Total Building Area						2,062		2,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	28x28x0			784
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 784)	12,544	12,544	5,645	6,899