



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:26:03
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Assessment Data					Primary Image																																																																																																																				
Account 660021987 Parcel ID 000000-00-0-00426-001-0005 Cadastral ID 26-21-14-04080 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269361 SHADBOLT, STEVEN J & DIANA K 17603 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17603 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0005 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	33,800.00 x 2.70 = 91,200	
Factor Value		
Adjustments	1.0000	
Lot Value	91,200	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	1,416 / 1,416
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,416
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	168,644	119.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	161,640		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.12	Total Misc Impr	+ 12,672
Roofing Adj	+ 4.03	Garage Cost	+ 11,285
Subfloor Adj	+ 0.00	Total RCN	= 197,233
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 94,672
Plumbing Adj	+ 8.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 102,561
Adj Base Cost	= 122.37	Lot Value	+ 91,200
Total Area	x 1,416	Indicated Value	= 193,761
Adjusted Cost	= 173,276	Value Per SqFt	136.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,561		
Lot Value	91,200		
Indicated Value	193,761	136.84	Per SqFt
Agland Value			
Site Improvements	32,327		
Total Value	226,088	159.67	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53462		152	152	20.82		3,165
PRCH	SLAB PORCH - COVERED	53463	20x12		240	20.54		4,930



Rogers

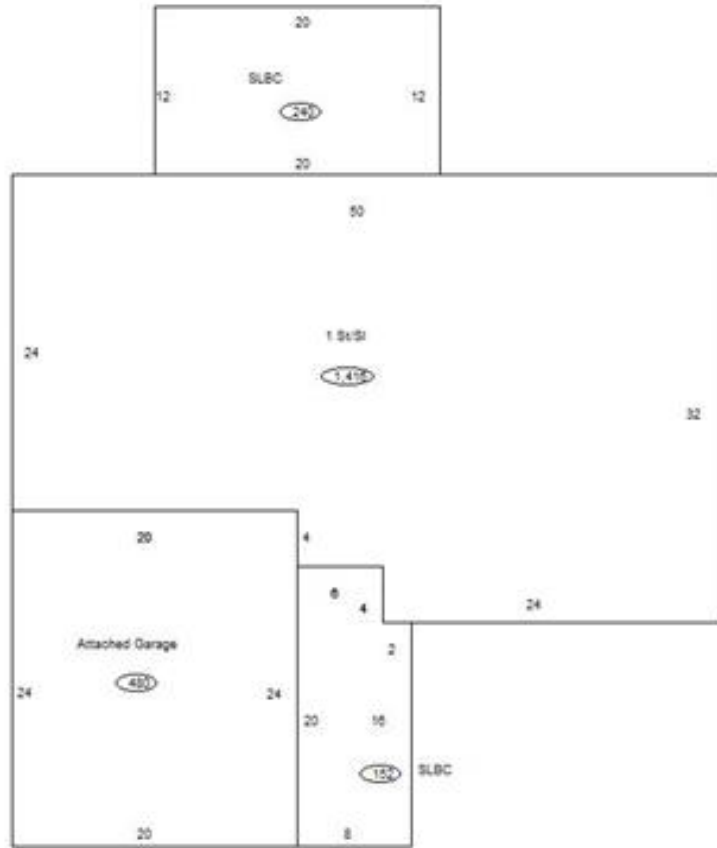
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,416	1.000	1,416
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	152	1.000	152
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,416		1,416



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual	2	Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (32.93 x 900)		29,637		29,637	1,482	28,155
	CPS	CARPORT SLAB	30x20x0			600	
	Qual		Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (7.32 x 600)		4,392		4,392	220	4,172