



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 660021990 Parcel ID 000000-00-0-00426-001-0008 Cadastral ID 26-21-14-04110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 134104 GIPSON, RODNEY K 17507 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17507 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26736421 -95.77862237 LOT 8 BLOCK 1 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3938		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	17,152.00 x 3.00 = 51,456		
Factor Value			
Adjustments	1.0000		
Lot Value	51,456		



\\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	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,492 / 1,492
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,492
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 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	153,587	102.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	192,380		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.88	Total Misc Impr	+ 9,981
Roofing Adj	+ 4.06	Garage Cost	+ 10,628
Subfloor Adj	+ 0.00	Total RCN	= 209,660
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 100,637
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,023
Adj Base Cost	= 126.71	Lot Value	+ 51,456
Total Area	x 1,492	Indicated Value	= 160,479
Adjusted Cost	= 189,051	Value Per SqFt	107.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,023		
Lot Value	51,456		
Indicated Value	160,479	107.56	Per SqFt
Agland Value			
Site Improvements	17,026		
Total Value	177,505	118.97	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	53475	19x5		95	20.99		1,994
PATO	SLAB PORCH - OPEN	53476	12x10		120	10.07		1,208
PRCH	SLAB PORCH - COVERED	53477	105		105	20.97		2,202



Rogers

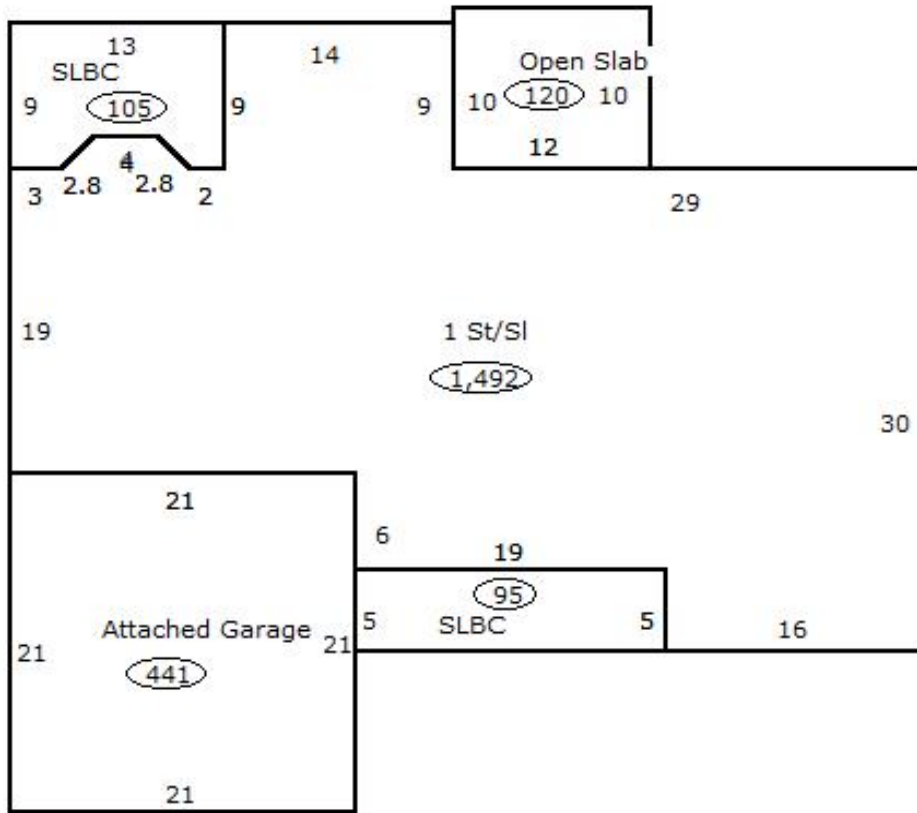
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Sketch Image

660021990



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,492	1.000	1,492
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	95	1.000	95
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PRCH		13	SLBC	105	1.000	105
Total Building Area						1,492		1,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			864
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary Base Cost (31.28 x 864) 27,026		Modifier Total	RCN 27,026	Depr (37% Phys/ % Func) 10,000	RCNLD 17,026
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD