



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 660021995 Parcel ID 000000-00-0-00426-001-0013 Cadastral ID 26-21-14-04160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335811 CROSS, MARKUM W & COURTNEY 17407 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17407 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/08/2022 11:45</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.26736735 -95.78008042 LOT 13 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	0.3963		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	17,265.00 x 3.00 = 51,795		
Factor Value			
Adjustments	1.0000		
Lot Value	51,795		



\\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	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,167	93.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	195,530 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.93	Total Misc Impr	+ 7,907				
Roofing Adj	+ 3.99	Garage Cost	+ 11,733				
Subfloor Adj	+ 0.00	Total RCN	= 210,832				
Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 99,091				
Plumbing Adj	+ 7.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 111,741				
Adj Base Cost	= 118.02	Lot Value	+ 51,795				
Total Area	x 1,620	Indicated Value	= 163,536				
Adjusted Cost	= 191,192	Value Per SqFt	100.95				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,741		
Lot Value	51,795		
Indicated Value	163,536	100.95	Per SqFt
Agland Value			
Site Improvements	1,769		
Total Value	165,305	102.04	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	53495		52	52	21.13		1,099
PATO	SLAB PORCH - OPEN	53496		264	264	8.45		2,231



Rogers

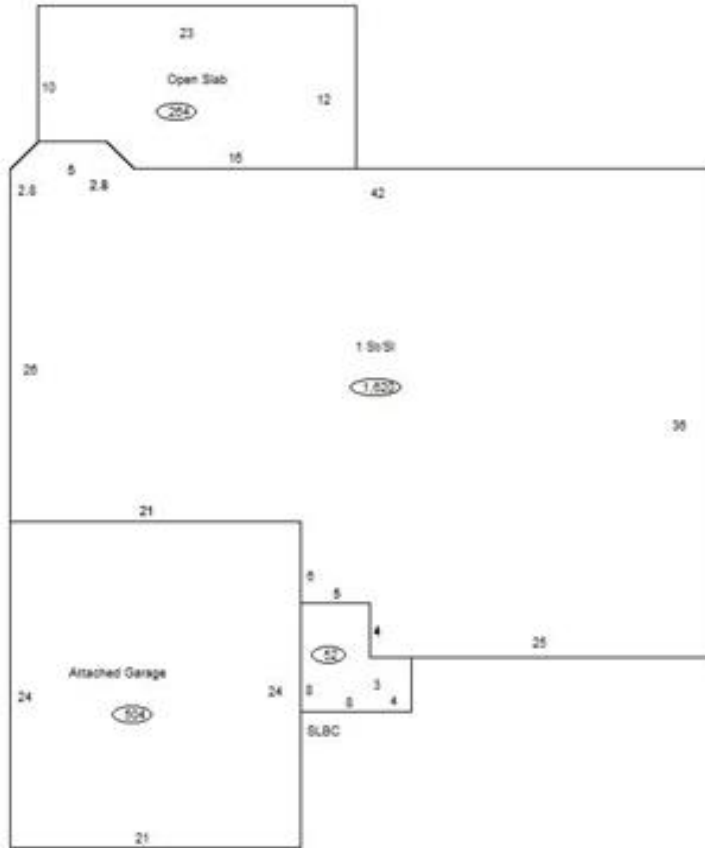
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Sketch Image

660021995



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,620	1.000	1,620
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	52	1.000	52
4	M	PATO		10	Open Slab	264	1.000	264
Total Building Area						1,620		1,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			630
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.68 x 630)		2,948		2,948	1,179	1,769