



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:43:00  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021997 <b>Parcel ID</b> 000000-00-0-00426-001-0015 <b>Cadastral ID</b> 26-21-14-04180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 348219 WAUGH, HUNTER & CHANTELLI  17403 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17403 E 78TH ST N <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0015 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1056 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26739109 -95.78073059																																																																																																																									
<b>Legal Description</b> LOT 15 BLOCK 1 LA STRANGE ACRES 2ND AMD.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3831 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 16,690.00 x 3.00 = 50,070 <b>Factor Value</b> <b>Adjustments</b> 2.5890 <b>Lot Value</b> 129,631		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,428 / 1,428
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,428
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38



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

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	108.58	<b>Total Misc Impr</b>	+ 5,580
<b>Roofing Adj</b>	+ 4.48	<b>Garage Cost</b>	+ 12,487
<b>Subfloor Adj</b>	+ -1.20	<b>Total RCN</b>	= 208,262
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 97,883
<b>Plumbing Adj</b>	+ 9.86	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 110,379
<b>Adj Base Cost</b>	= 133.19	<b>Lot Value</b>	+ 129,631
<b>Total Area</b>	x 1,428	<b>Indicated Value</b>	= 240,010
<b>Adjusted Cost</b>	= 190,195	<b>Value Per SqFt</b>	168.07

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	149,936	105.00	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	158,330 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	110,379		
<b>Lot Value</b>	129,631		
<b>Indicated Value</b>	240,010	168.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	240,010	168.07	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	53503	5x4		20	24.21		484



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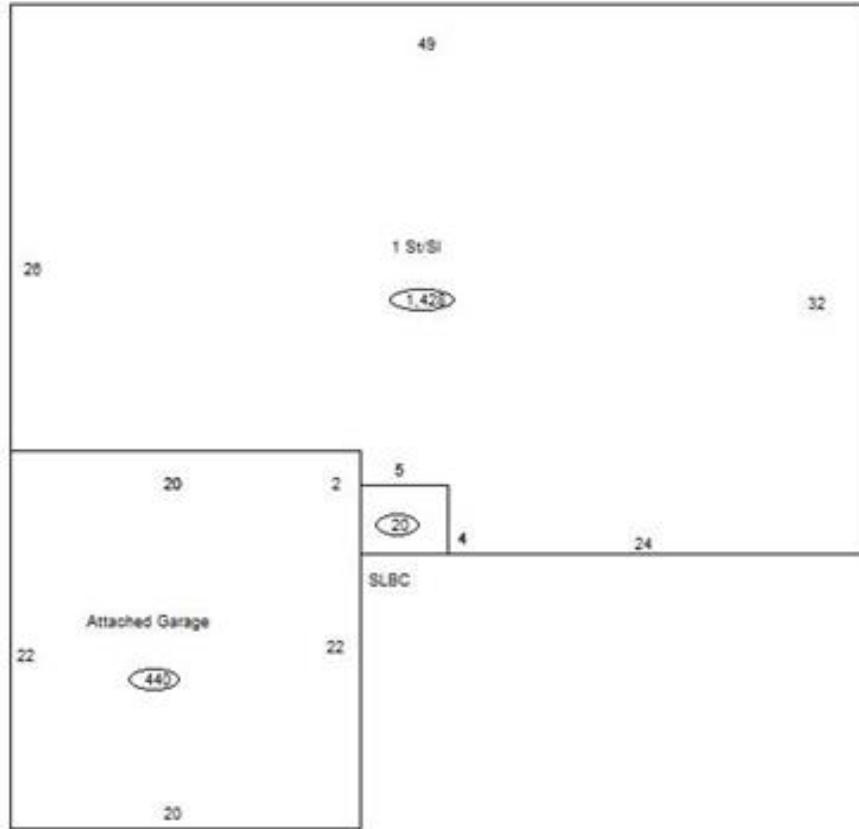
Date 04/16/2026

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### Sketch Image

660021997



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,428	1.000	1,428
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	20	1.000	20
<b>Total Building Area</b>						1,428		1,428