



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:43:02  
Page 1

Assessment Data					Primary Image				
Account	660021998								
Parcel ID	000000-00-0-00426-001-0016								
Cadastral ID	26-21-14-04190								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	349304								
GIST, WAYNE SR									
17401 E 78TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	17401 E 78TH ST N								
Subdivision	LA STRANGE ACRES 2ND AMD								
Lot/Block	0016 / 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: 36.26736741 -95.78093878									
Building Permits									
LOT 16 BLOCK 1 LA STRANGE ACRES 2ND AMD.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	THAO PROPERTIES LLC	01/29/2026	255,000	YES
					/	DAWES, BARBARA G	06/06/2025	176,000	10
					842/431			0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2027	Land Value	50,196	50,196	11%	5,522	Assessed	16,911	1,656.60
Year Frozen	2018	Improvements	103,539	103,539		11,389	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	153,735	153,735		16,911	Total Taxable	16,911	1,657.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021998	THAO PROPERTIES LLC			3	152,341	1000	13,243	1,297.00
2024	2024-660021998	DAWES, BARBARA G			3	159,003	1000	13,243	1,272.00
2023	2023-660021998	DAWES, BARBARA G			3	142,707	1000	13,243	1,241.00
2022	2022-660021998	DAWES, BARBARA G			3	142,700	1000	13,243	1,297.00
2021	2021-660021998	DAWES, BARBARA G			3	154,043	1000	13,243	1,281.00
2020	2020-660021998	DAWES, BARBARA G			3	153,301	1000	13,243	1,279.00
2019	2019-660021998	DAWES, BARBARA G			3	146,083	1000	13,243	1,280.00
2018	2018-660021998	DAWES, BARBARA G			3	150,222	1000	13,243	1,233.00
2017	2017-660021998	DAWES, BARBARA G			3	149,049	1000	12,828	1,207.00
2016	2016-660021998	DAWES, BARBARA G			3	145,381	1000	12,425	1,170.00
2015	2015-660021998	DAWES, BARBARA G			3	141,541	1000	12,034	1,141.00
2014	2014-660021998	DAWES, BARBARA G			3	144,062	1000	11,655	1,116.00
2013	2013-660021998	DAWES, BARBARA G			3	137,071	1000	11,287	1,057.00



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Time 21:43:02  
Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3841	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,732.00 x 3.00 = 50,196	
Factor Value		
Adjustments	1.0000	
Lot Value	50,196	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,585 / 1,585
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,585
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	153,884	97.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	199,300		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,539		
Lot Value	50,196		
Indicated Value	153,735	96.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	153,735	96.99	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.24	Total Misc Impr	+	11,619			
Roofing Adj	+ 3.84	Garage Cost	+	13,323			
Subfloor Adj	+ 0.00	Total RCN	=	203,017			
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	-	99,478			
Plumbing Adj	+ 7.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	103,539			
Adj Base Cost	= 112.35	Lot Value	+	50,196			
Total Area	x 1,585	Indicated Value	=	153,735			
Adjusted Cost	= 178,075	Value Per SqFt		96.99			

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	53506	30x4		120	20.92		2,510
PRCH	SLAB PORCH - COVERED	53507	22x10		220	20.60		4,532



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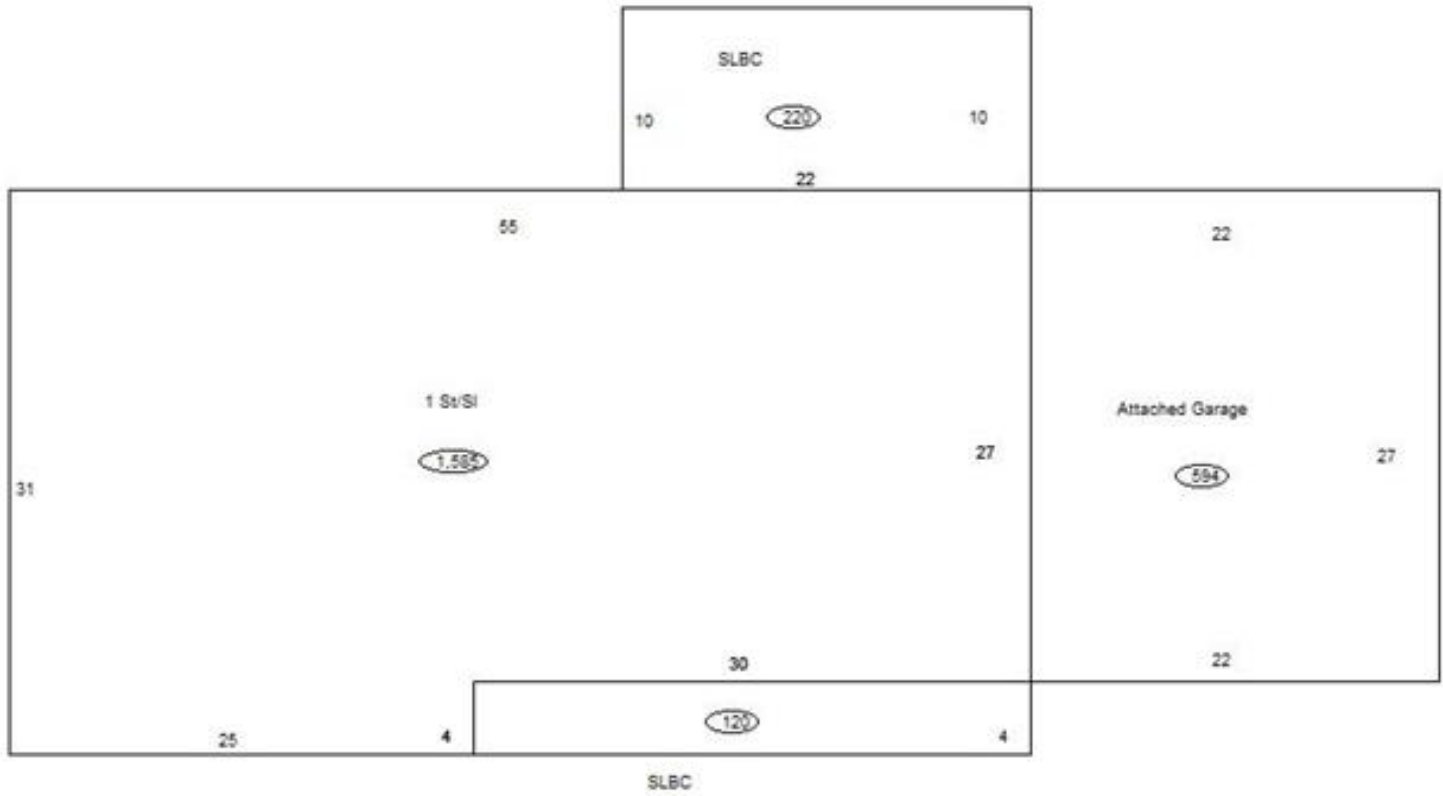
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 Time 21:43:02  
 Page 3

### Sketch Image

660021998



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,585	1.000	1,585
2	G	1		10	Attached Garage	594	1.000	594
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	220	1.000	220
<b>Total Building Area</b>						1,585		1,585